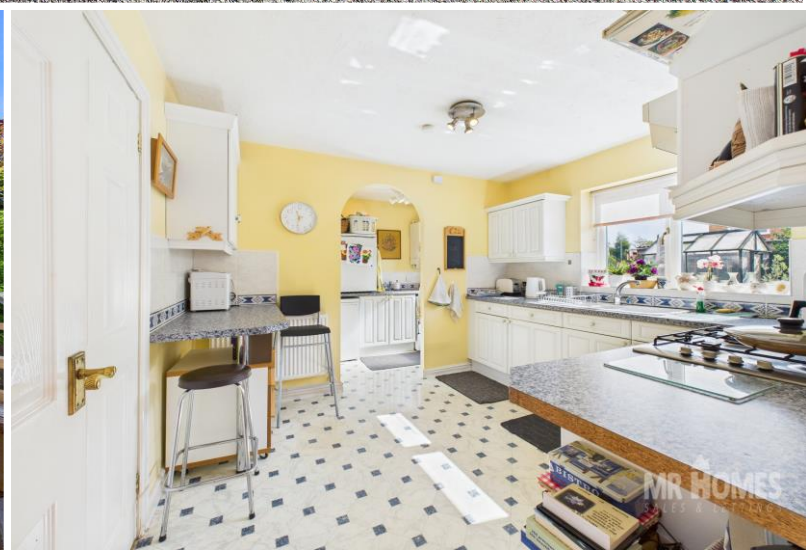


02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Patreane Way,
Michaelston Gardens,
Cardiff CF5 4SA

Guide Price £365,000 to £375,000
Freehold

Patreane Way, Michaelston Gardens, Cardiff. CF5 4SA.

- * NO CHAIN *
- 4-BED DETACHED FAMILY HOME
- POPULAR LOCATION
- OPEN-PLAN LIVING & DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & DOWNSTAIRS W.C
- MASTER BEDROOM with EN-SUITE
- PRIVATE DRIVEWAY & INTEGRAL GARAGE
- SOUTH-FACING REAR GARDEN
- TENURE: FREEHOLD



*** NO CHAIN ***

4-BED DETACHED FAMILY HOME - POPULAR LOCATION OF MICHAELSTON GARDENS - LARGE GREEN TO FRONT - SOUTH-FACING REAR GARDEN - OPEN-PLAN LIVING & DINING ROOM - KITCHEN/BREAKFAST ROOM - UTILITY ROOM - CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE - PRIVATE DRIVEWAY & INTEGRAL GARAGE - TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 4-Bedroom Detached Family Home, comprising in brief; Entrance Hallway, Living Room Open-Plan to the Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom/Downstairs W.c, Staircase to the 1st Floor Landing, Master Bedroom with En-Suite, Bedroom 2, Bedroom 3, Bedroom 4 & a 2nd Shower Room. To the Front is an Attractive Front Landscaped Garden, a Landscaped & Enclosed Rear Garden, a Private Driveway and an Integral Garage. The property further benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Classic Central Heating Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

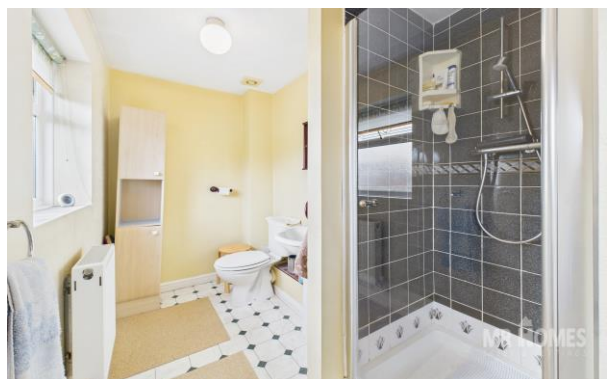
360 VR Tour Link > <https://tour.giraffe360.com/patreaneway21ap>
EPC Rating = C. Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

*** **Prime Location** ***

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway - 5' 3" x 3' 8" (1.60m x 1.12m) Entered Via UPVC Half Glazed And Obscure D/g Door, Fitted Carpet, Double Panel Radiator, Wall Mounted Alarm Panel And Honeywell Thermostat Control, Door To Living Room, Staircase To First Floor Landing.

Living Room - 11' 11" x 11' 4" (3.63m x 3.45m) Fitted Carpet, uPVC D/g Bay Window To Front, 2 x Single Panel Radiators, Electric Feature Fireplace With Marble Hearth And Grate, With Wooden Mantelpiece Surround, Gas Pipe Present, Which Has Been Capped Off, Coving To Ceiling, Open-Plan Double Doorway To Dining Room.

Dining Room - 10' 7" x 8' 10" (3.22m x 2.69m) Fitted Carpet, Double Panel Radiator, Coving To Ceiling, uPVC D/g Patio Sliding Doors To Rear Garden, Door Into Kitchen/Breakfast Room.

Kitchen/Breakfast Room - 10' 4" x 9' 4" (3.15m x 2.84m)

Vinyl Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Breakfast Bar With Tiled Splashbacks, Sink With Drainer And Quarter Bowl With Mixer Tap Over, 4 Ring Neff Gas Hob With Bosch Extractor Hood Over, Double Neff Electric Fan-Assisted Oven, Single Panel Radiator, uPVC D/g Window To Front, Door To Large Understair Storage Cupboard/Pantry, Archway To Utility Room.

Utility Room - 7' 3" x 4' 11" (2.21m x 1.50m) Vinyl Flooring Continued, Matching Base Units, Work Surface Over, Stainless Steel Sink With Drainer With Hot & Cold Taps Over, Plumbed For Washing Machine, Space For Under Counter Freezer, Wall-Mounted Ideal Classic Central Heating Boiler, Door To Cloakroom/Downstairs W.c., uPVC Half-Glazed Obscure D/g Door To Rear Garden.

Cloakroom/Downstairs W.c. - 5' 0" x 2' 10" (1.52m x 0.86m) Vinyl Flooring Continued, Close-Coupled W.c., Wash Hand Basin With Hot & Cold Taps Over Set In A Vanity Cupboard With Tiled Splashback, Single Panel Radiator, uPVC Obscure D/g Window To Side.

Staircase/First Floor Landing - 9' 5" x 6' 0" (2.87m x 1.83m) Fitted Carpet To Stairs And Landing, Single Panel Radiator, Hatch To Insulated Loft, Door To Large Airing Cupboard Which Houses Hot Water Cylinder And Has Slat Shelving, Doors To Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 And Family Shower Room.

Master Bedroom - 12' 2" x 11' 9" (3.71m x 3.58m) Fitted Carpet, uPVC D/g Bay Window To Front Overlooking The Green, Single Panel Radiator, Fitted Bedroom Furniture To Include Wardrobes And Drawers, Door To Large En-Suite.

En-Suite - 12' 2" x 4' 8" (3.71m x 1.42m) Vinyl Flooring, Walk In Shower Cubicle With Mixer Shower, Pedestal Wash Hand Basin With Hot & Cold Taps Over, Close-Coupled W.c., uPVC D/g Obscure Window To Front, uPVC D/g Obscure Circular (Porthole) Window To Front, Double Panel Radiator, Ceiling Mounted Manrose Electric Extractor Fan, Wall-Mounted Shaver Point, Light And Bathroom Cabinet Over Sink, Door To Large Fitted Cupboard/Wardrobe With Hanging Rail And Carpeted Shelf.

Bedroom 2 - 10' 11" x 8' 0" (3.32m x 2.44m) Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Fitted Wardrobes.

Bedroom 3 - 10' 8" x 8' 6" (3.25m x 2.59m) Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator.

Bedroom 4 - 7' 4" x 7' 2" (2.23m x 2.18m) Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator.

Family Shower Room - 6' 11" x 5' 7" (2.11m x 1.70m) Vinyl Flooring, Large Double Walk In Shower Cubicle With Mixer Shower, Ceiling Mounted Manrose Electric Extractor Fan, Pedestal Wash Hand Basin With Hot & Cold Taps Over, Close-Coupled W.c., Chrome Ladder/Towel Radiator, Fully Tiled Walls, uPVC D/g Obscure Window To Front.

Front Garden - Attractive Front Garden, Patio With Sun Terrace In The Centre, Laid Stone Chippings To Border, Built-Up Brick Flowerbed With A Range Of Attractive Bushes, Hedges, Plants And Flowers, Wall Mounted Welcome Light.

Side Garden - Laid To Lawn, Patio Pathway Leading To Side Gate Giving Access To Rear Garden.

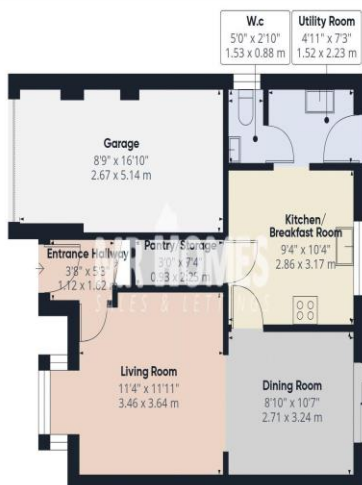
SOUTH-FACING Rear Garden - Attractive Rear Garden, South-Facing, Brick Paved Patio, Stone Chippings To Border, Bricked-Up Flowerbeds, Enclosed By Feather Edge Fencing And Head-Height Brick Walls, Laid To Lawn, Range Of Plants, Shrubs And Evergreen Trees, Range Of Flowers Including Roses, And Ivy, Outside Lights, Outside Taps, Patio Side Storage.

Driveway - Single Driveway To Front Leading Up To The Garage.

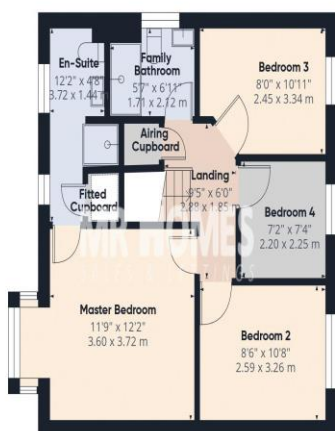
Integral Garage - 16' 10" x 8' 9" (5.13m x 2.66m) Integral Garage With Up And Over Door, New Wall Mounted Electric RCD Consumer Unit, Lighting, Boarded Ceiling.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Ground Floor



1st Floor



Approximate total area¹⁾

1103 ft²
102.3 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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