



**Patreane Way, Cardiff, CF5 4SA**  
**Offers In Excess Of £425,000**

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# 11 Patreane Way, Cardiff, CF5 4SA

## Offers In Excess Of £425,000



### Welcome to Michaelston Gardens

Welcome to this exceptional executive detached family home located in the desirable Michaelston Gardens, Culverhouse Cross. This tastefully decorated property offers an unparalleled blend of comfort, convenience, and style. With four spacious double bedrooms, a private enclosed and beautifully landscaped south-westerly rear garden, off-road parking, and a garage, it is designed for families seeking a tranquil yet connected lifestyle.

Situated in a quiet cul-de-sac, the home provides a peaceful retreat while being conveniently close to numerous amenities including retail parks, superstores, and excellent transport links such as the A4232, A48, and M4. Perfect for families, this home boasts proximity to local primary and secondary schools, as well as efficient public transport to Cardiff city centre. The thoughtfully designed interior spaces, including an open-plan kitchen/dining area, a cozy lounge, and a versatile conservatory, provide ample room for family activities and entertaining guests. Whether you are commuting to work or seeking a comfortable and convenient family home, this property ticks all the boxes. Don't miss the opportunity to make this desirable property your new home. Internal viewings are highly recommended to fully appreciate all it has to offer.

### Entrance Hall

Upon entering through the composite door with UPVC double glazed frosted glass panel insert, you are greeted by tiled flooring and smooth, wallpapered walls. The entrance hall features a textured ceiling, carpeted stairs leading to the first floor, an under-stairs storage cupboard, and doors to both the lounge and the open-plan kitchen/dining room. A wall-mounted radiator ensures warmth and comfort.

### Lounge

11'2" x 14'1" (3.412m x 4.30m)

The lounge is accessed via a white wooden door from the entrance hall. This inviting space features carpeted flooring, smooth and wallpapered walls, and a coved and textured ceiling. A wall-mounted double panel radiator provides warmth, while a wooden mantle with marble hearth and surround frames the electric fireplace. Double opening glass-panelled doors lead to the open-plan kitchen/dining room, and white UPVC double glazed windows offer a pleasant front aspect view.

### Open Plan Kitchen/Dining Room

9'11" x 21'5" (3.03m x 6.53m)

The heart of the home, this open-plan kitchen/dining room is accessible from both the entrance hall and lounge. The kitchen area boasts a range of base, eye-level, and drawer units with complementary roll edge worktops with a matching breakfast bar. It includes a one and a half bowl sink with mixer tap and draining board, a 4-ring range cooker, overhead extractor unit, integral dishwasher, and kickboard heaters. Tiled splashbacks and white UPVC double glazed windows overlooking the rear garden add to the appeal. The dining area features continuation of tiled flooring from the entrance hall, smooth and wallpapered walls, a smooth and coved ceiling, and white UPVC double glazed French patio doors leading to the rear garden.

### Utility Room

Open access from the kitchen area leads to the utility room, which continues the tiled flooring theme. It includes matching base units with roll edge worktops, a stainless steel sink with mixer tap and draining board, space and plumbing for a washing machine and upright fridge/freezer, and a wall-mounted combo boiler. The smooth walls, tiled splashbacks, and smooth ceiling complement the functionality, with a white UPVC window to the side and a door to the cloakroom. An additional UPVC door with obscure glass panel insert provides access to the rear garden.

### Conservatory

9'11" x 11'1" (3.03m x 3.38m)

Accessible from the dining area via UPVC double glazed French patio doors, the conservatory features tiled flooring, brick walls with UPVC double glazed windows wrapping around, fitted wall lights, and a panelled ceiling. It serves as a bright and airy extension of the living space, ideal for year-round enjoyment, complete with UPVC double glazed French patio doors opening onto the rear garden.

### Cloakroom

The cloakroom, entered via a white wooden door, comprises a white two-piece suite consisting of a low-level water closet and a wall-mounted wash hand basin. It includes tiled flooring, smooth walls with tiled splashbacks, a smooth ceiling, a wall-mounted brushed chrome towel rail radiator, and a white UPVC double glazed obscure window to the side aspect.

### First Floor Landing

The carpeted stairs lead to a carpeted landing, featuring smooth and wallpapered walls and a textured ceiling with a loft hatch for access, complete with a pull down ladder for ease. A built-in airing cupboard provides additional storage, and doors lead to all bedrooms and the family bathroom.

### Bedroom One

11'1" x 12'9" (3.39m x 3.90m)

Entered via a white wooden door, this spacious room features carpeted flooring, smooth walls, and a textured ceiling. Built-in wardrobes with overhead storage with matching bedside units and dressing table provide ample storage. The room is lit by wall-fitted lights and warmed by a wall-mounted radiator. A door leads to the en-suite shower room, and a white UPVC double glazed bay window offers a front aspect view, filling the room with natural light.

### En-Suite Shower Room

The en-suite shower room, accessed via a white wooden door, includes a three-piece suite comprising a low-level water closet, a vanity wash basin with storage, and a walk-in shower with a wall-mounted power shower. The room is finished with tiled flooring, smooth walls with tiled splashbacks, and a textured ceiling. A wall-mounted radiator ensures comfort, and a white UPVC double glazed obscure window provides natural light.

### Bedroom Two

8'5" x 12'9" (2.58m x 3.90m)

This inviting bedroom, accessed through a white wooden door, features

carpeted flooring and smooth, wallpapered walls. The textured ceiling adds character, while the wall-mounted radiator ensures warmth. Built-in wardrobes with sliding mirrored doors offer ample storage space, and the white UPVC double glazed window provides a pleasant front aspect view.

### Bedroom Three

11'2" x 11'2" (3.42m x 3.42m)

Entered via a white wooden door, this room offers carpeted flooring, smooth and wallpapered walls, and a textured ceiling. The built-in wardrobes with sliding mirrored doors provide generous storage, while the wall-mounted radiator adds warmth. A white UPVC double glazed window offers a rear aspect view, creating a peaceful retreat.

### Bedroom Four

8'0" x 11'2" (2.46m x 3.42m)

This cozy bedroom, also accessed through a white wooden door, features carpeted flooring, smooth and wallpapered walls, and a textured ceiling. A wall-mounted radiator ensures comfort, and the white UPVC double glazed window provides a serene rear aspect view.

### Family Bathroom

6'1" x 6'7" (1.87m x 2.02m)

The family bathroom, accessed via a white wooden door, includes a white three-piece suite with a low-level water closet with hidden cistern, a vanity wash basin with mixer tap and storage, and a panelled bath with a shower mixer attachment. The bathroom features tiled flooring, fully tiled walls, a smooth ceiling, and a wall-mounted brushed chrome radiator. A white UPVC double glazed obscure window provides natural light and privacy.

### Front of Property

The front of the property features a driveway directly in front of the garage, complemented by a stone chipping area that provides additional off-road

parking. A mature planting area enhances the curb appeal, with patio tiles leading to the front door. Side access to the rear garden is available via a wooden gate, the storm porch is well-lit with a wall-mounted light.

### Private Rear Garden

The south-westerly facing rear garden is a true highlight, featuring wooden fences for privacy and access from both the conservatory and utility room. The large paved patio area is ideal for outdoor entertaining, leading to a well-maintained lawn and a second paved area complete with a pergola. Perfect for barbecues or relaxing evenings, the garden also includes a stone area, mature foliage, a plastic shed, and side access to the front of the property. External lights and a wall-mounted water tap add convenience.

### Garage

8'2" x 17'1" (2.50m x 5.21m)

This single integral garage is equipped with an up-and-over door, offering ample storage space along with lighting and electric supply, making it versatile for various uses beyond just parking.

### Tenure

We have been advised by the Vendor that the property is FREEHOLD.

### Council Tax

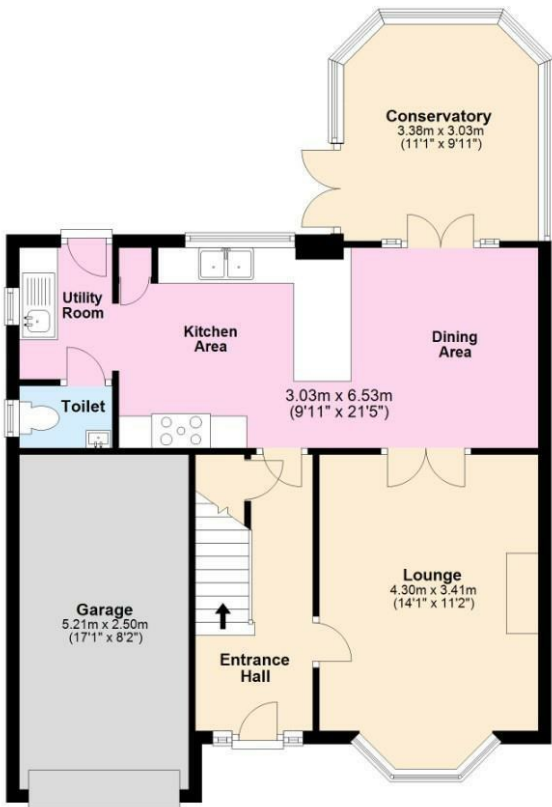
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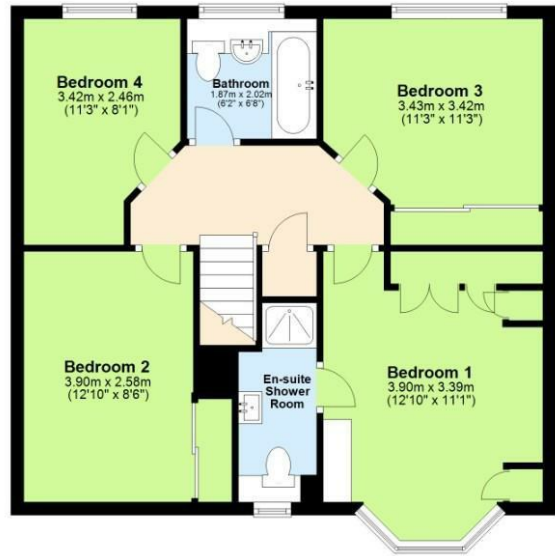
**Ground Floor**

Approx. 72.3 sq. metres (777.8 sq. feet)



**First Floor**

Approx. 60.8 sq. metres (654.8 sq. feet)



Total area: approx. 133.1 sq. metres (1432.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 62	Potential: 81
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: C	Potential: C
EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.