

FOR SALE

Guide Price £385,000 to £395,000 Freehold



Patreane Way, Michaelston Gardens. CF5 4SA

- 4 Bedrooms
- Detached
- Driveway
- MODERN & IMMACULATE
- Family Bathroom and Ensuite
- Spacious Living
- Close to local facilities
- Close to Schools



Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

Presenting a modern and immaculate detached family home in the highly desirable Michaelston Gardens. This spacious property offers four generous bedrooms, two welcoming reception rooms, and three bathrooms, including a stylish ensuite. Designed for comfortable family living and effortless entertaining, it boasts a driveway providing ample parking and is perfectly positioned close to excellent local schools and amenities.

Michaelston Gardens is a sought-after location known for its peaceful environment and convenient access to a range of local facilities. Families will appreciate the proximity to well-regarded schools, making daily routines smooth and stress-free. The area also benefits from nearby shops, parks, and transport links, ensuring everything you need is within easy reach.

Step inside to discover two spacious reception rooms flooded with natural light, ideal for both relaxing evenings and lively gatherings. The fully equipped modern kitchen complements the living space perfectly. Upstairs, you'll find four generously sized bedrooms, with the master bedroom boasting a contemporary ensuite bathroom for added privacy and convenience. A stylish family bathroom serves the remaining bedrooms, designed to accommodate the needs of a busy household. Outside, the driveway offers ample parking space, enhancing the practicality of this exceptional family home.

Combining modern design, ample space, and an outstanding location, this property at Michaelston Gardens is the perfect place to create lasting family memories. Don't miss the opportunity to make this immaculate house your new home.



ROOM DESCRIPTIONS

Porch

4' 1" x 2' 10" (1.24m x 0.86m)

Hallway

3' 8" x 5' 5" (1.12m x 1.65m)

Understair Storage / Pantry

2' 11" x 6' 2" (0.89m x 1.88m)

Kitchen

9' 4" x 10' 4" (2.84m x 3.15m)

Utility Room

4' 11" x 7' 3" (1.50m x 2.21m)

Downstairs WC

5' 0" x 2' 9" (1.52m x 0.84m)

Conservatory / Sunroom

9' 7" x 10' 11" (2.92m x 3.33m)

Dining Room

8' 10" x 10' 6" (2.69m x 3.20m)

Living Room

11' 4" x 11' 10" (3.45m x 3.61m)

Landing

3' 3" x 6' 2" (0.99m x 1.88m)

Family Bathroom

5' 7" x 6' 11" (1.70m x 2.11m)

Master Bedroom

11' 9" x 12' 0" (3.58m x 3.66m)

Ensuite

11' 11" x 4' 7" (3.63m x 1.40m)

Bedroom 2

7' 10" x 10' 10" (2.39m x 3.30m)

Bedroom 3

8' 5" x 10' 6" (2.57m x 3.20m)

Bedroom 4

7' 3" x 7' 4" (2.21m x 2.24m)

Garage

8' 9" x 17' 2" (2.67m x 5.23m)



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (65)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

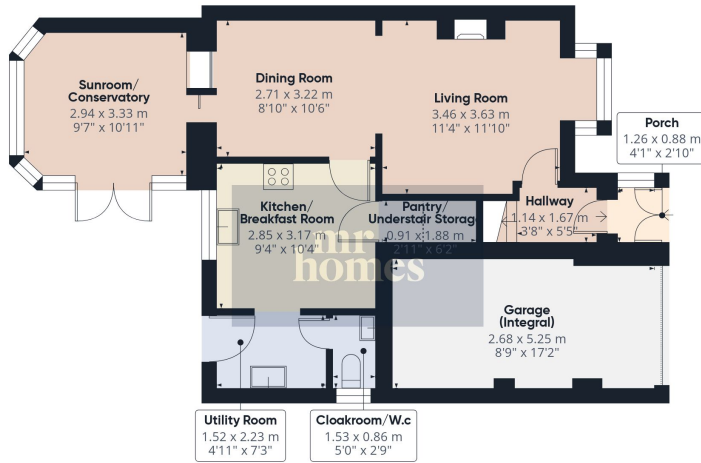
No

Any easements, servitudes, or wayleaves? No

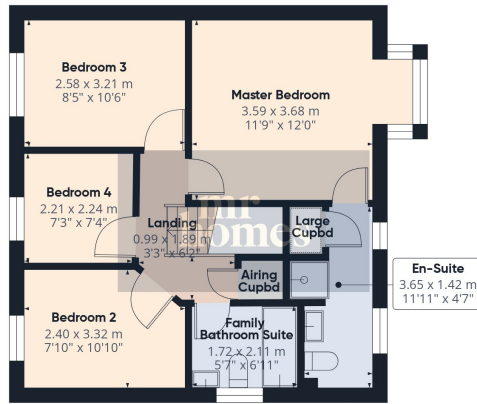
The existence of any public or private right of way? No



FLOORPLAN & EPC



Ground Floor



1st Floor



Approximate total area^m
112.5 m²
1213 ft²

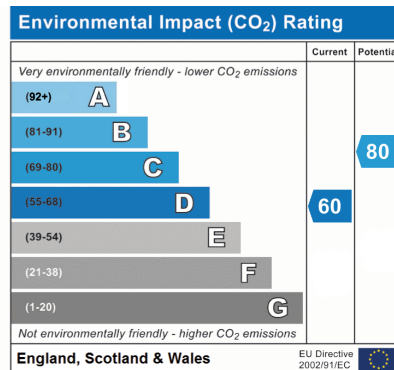
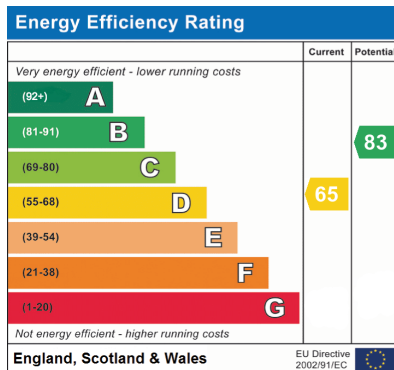
Reduced headroom
0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



Mr Homes Cardiff
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk