FOR SALE

Offers Over £475,000 Freehold



Patreane Way, Michaelston Gardens, Cardiff. CF5 4SA

- *** NO CHAIN!!! ***
- EXTENDED 4-BED STUNNING FAMILY HOME with SUPERB DOUBLE GARAGE CONVERSION
- Large Open Plan Kitchen and Living Area
- En-Suite Bathroom
- Double Garage Conversion with kitchen and bathroom
- Large Corner Plot
- Space for Jacuzzi and Outside Sauna
- Large Driveway & Rear Garden
- Underfloor Heating - Bluetooth Operated
- Sigma 3 Kitchen & Utility Room
- Neff Induction Hob, Fridge Freezer (all within warranties)
- Granite Worktops

mr homes

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PROPERTY DESCRIPTION

*** NO CHAIN *** This stunning detached 4-bedroom family home, expertly designed to offer space, comfort, and versatility. Set on a generous corner plot with a large driveway and a spacious rear garden, ideal for outdoor living and entertaining. The property boasts a beautifully designed large open plan kitchen and living area featuring top of the range Sigma 3 kitchen complete with granite worktops, Neff induction hob and fridge freezer, all covered by warranties for peace of mind. Underfloor heating throughout is conveniently Bluetooth operated, enhancing comfort and modern living. The home includes an impressive double garage conversion, offering an additional kitchen and bathroom – perfect for extended family, guests, or even a rental opportunity. The master bedroom features its own stylish en-suite bathroom, alongside three further bedrooms and two reception rooms that provide ample space for relaxation and socialising. Outdoors, there's plenty of space to create your own relaxation retreat with the jacuzzi and an outside sauna. This home perfectly combines practical living with contemporary upgrades and ample space, making it an ideal choice for a growing family seeking a blend of comfort and style in a sought-after location





ROOM DESCRIPTIONS

Living Room
21'9" x 11'0"

Kitchen Living Area
19'9" x 8'10"

Open Plan Kitchen
14'8" x 8'0"

11'1 x 9'5

Utility Room
6'3" x 4'10"

Downstairs WC
6'4" x 4'5"

Bedroom 1 (Master Bedroom)
11'5" x 11'1"

En-Suite
7'2" x 5'10"

Bedroom 2
10'0" x 8'6"

Bedroom 3
9'9" x 8'7"

Bedroom 4
9'11" x 8'7"

Family Bathroom
7'0" x 5'6"

Double Garage Conversion
16'2" x 16'0"

Bathroom in Garage Conversion
7'0" x 4'6"





MATERIAL INFORMATION

Council Tax: Band F
N/A
Parking Types: Driveway. Off Street. Private.
Heating Sources: Double Glazing. Gas Central. Underfloor Heating.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable. FTTP.
Accessibility Types: Level access.

EPC Rating: C (73)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
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

Building Safety
N/a

Mobile Signal
Mobile coverage

• EE

• Vodafone

• Three

• O2

Broadband

• Basic8 Mbps

• Superfast92 Mbps

• Ultrafast1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

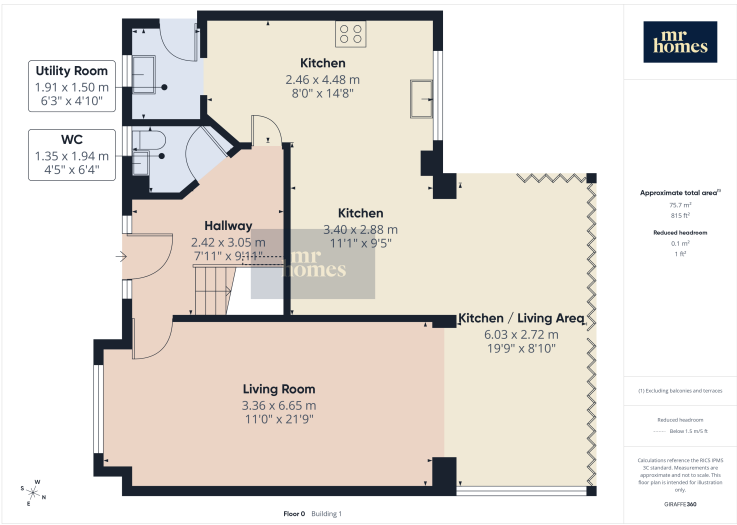
Virgin

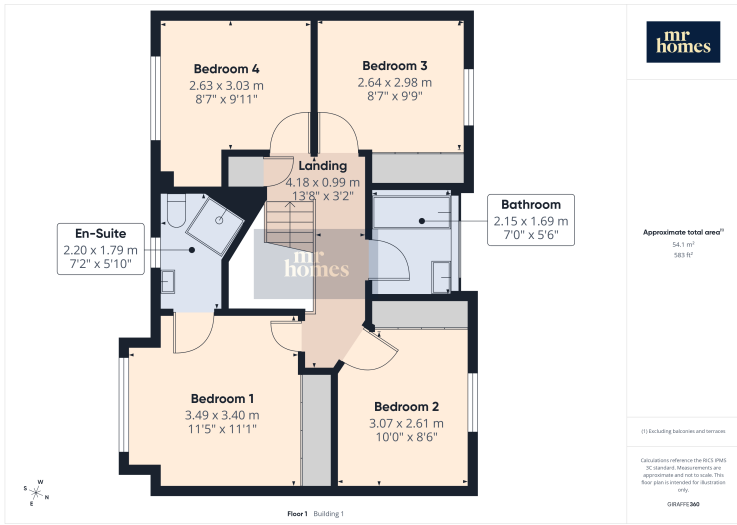
Coalfield or Mining
N/a

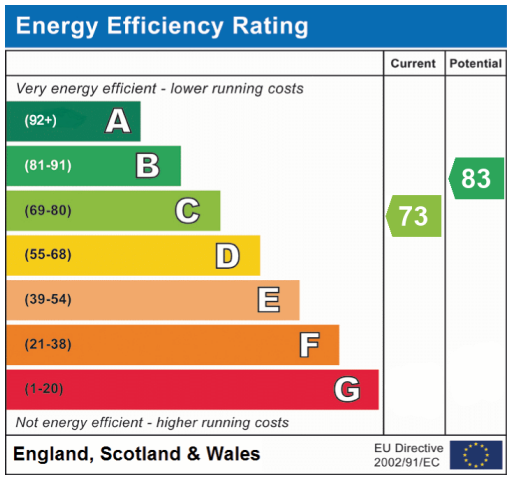




FLOORPLAN & EPC







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