

FOR SALE

£365,000 to £375,000 £365,000 Freehold



21 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



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

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

*** 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/pataneanway21>apEPC 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.To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

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

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

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

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

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.

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

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

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

Vinyl Flooring, Walk In Shower Cubicle With Mixer Shower, Pedestal Wash Hand Basin With



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: C (71)

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

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, insulated (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 36% of fixed outlets





MR HOMES	
Approximate total area ⁽¹⁾	
1103 sq ft	102.3 m ²
Reduced headroom	12 sq ft
	1.1 m ²
<small>(1) Excluding balconies and terraces</small>	
Reduced headroom	Below 5' 6 1/2 m
<small>Calculations reference the BREEAM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative only.</small>	
GRAFI360	



MR HOMES	
Approximate total area ⁽¹⁾	
583 sq ft	54.1 m ²
Reduced headroom	12 sq ft
	1.1 m ²
<small>(1) Excluding balconies and terraces</small>	
Reduced headroom	Below 5' 6 1/2 m
<small>Calculations reference the BREEAM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative only.</small>	
GRAFI360	

