

# Patreane Way

MICHAELSTON GARDENS, CARDIFF, CF5 4SA

**GUIDE PRICE £315,000**

**Hern &  
Crabtree**



# Patreane Way

Situated on the corner of a quiet row of detached houses within the popular Michaelston Gardens development, and just a stone's throw from Culverhouse Cross, this three-bedroom detached home is offered with no onward chain.

The property occupies a lovely size plot with a spacious rear garden and provides a fantastic opportunity for buyers looking to create their ideal home, offering a blank canvas ready for the next occupier to put their own stamp on. The accommodation is well balanced throughout and benefits from a light and airy feel.

To the ground floor, the property briefly comprises an entrance porch, a comfortable lounge opening into the dining room with doors leading out to the rear garden, a fitted kitchen, and a useful store room. To the first floor there are three bedrooms, including an en-suite to bedroom one, along with a family bathroom. Externally, the property benefits from off-street parking to the front.

Michaelston Gardens is perfectly placed close to Culverhouse Cross which offers excellent M4 and A4050 links to the city centre along with good public transport routes on hand. There is a large retail park nearby including Tesco Extra, B&Q and Marks & Spencer. Internal viewings are an absolute must!



# 973.00 sq ft

## Entrance

Entered via a pvc front door into porch with tiled floor, radiator then through wood door into the living room.

## Living Room/Dining Room

Double glazed window to the front, radiator, coved ceiling, electric fireplace, double glazed patio doors to the rear.

## Kitchen

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring gas hob with integrated oven/grill, space and plumbing for a washing machine, space for fridge, recess lights, radiator, tiled floor.

## Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, tiled floor.

## Hall

Stairs to the first floor, radiator, tiled floor.

## First Floor Landing

A dog leg staircase from the ground floor, double obscure glazed window to the side, access to loft space, airing cupboard housing the hot water cylinder.

## Bedroom One

Double glazed window to the rear, radiator, built in wardrobes.

## En Suite

Double obscure glazed window to the side, a walk in shower, w.c and wash hand basin, radiator, tiled walls, tiled floor.

## Bedroom Two

Double glazed window to the front, radiator.

## Bedroom Three

Double glazed window to the front, radiator.

## Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, radiator, tiled floor.

## Rear Garden

Enclosed garden, patio and lawn, cold water tap, garden shed, gate to the side.

## Garage/Storage

The garage is halved and used for storage.

## Front

Driveway parking.

## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is TBC

## Disclaimer

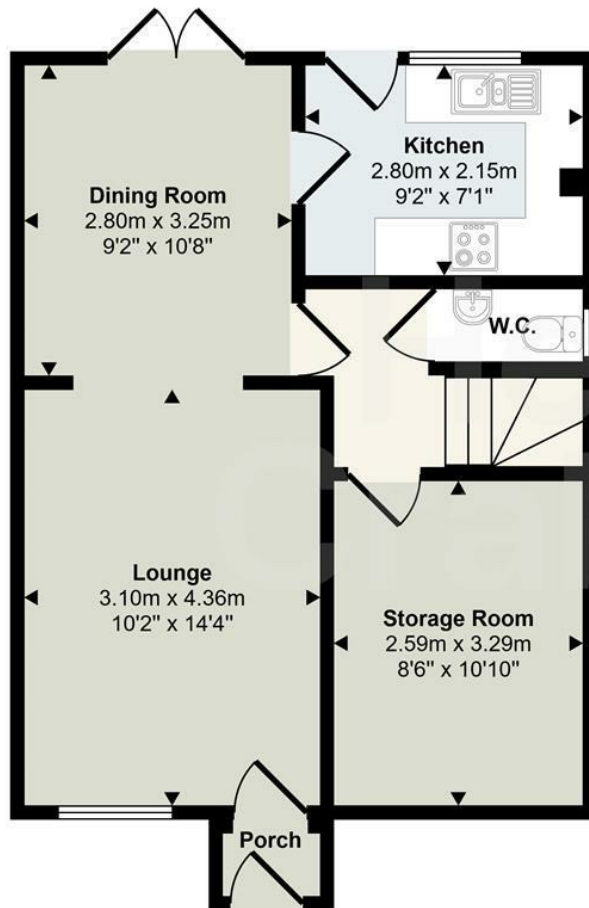
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

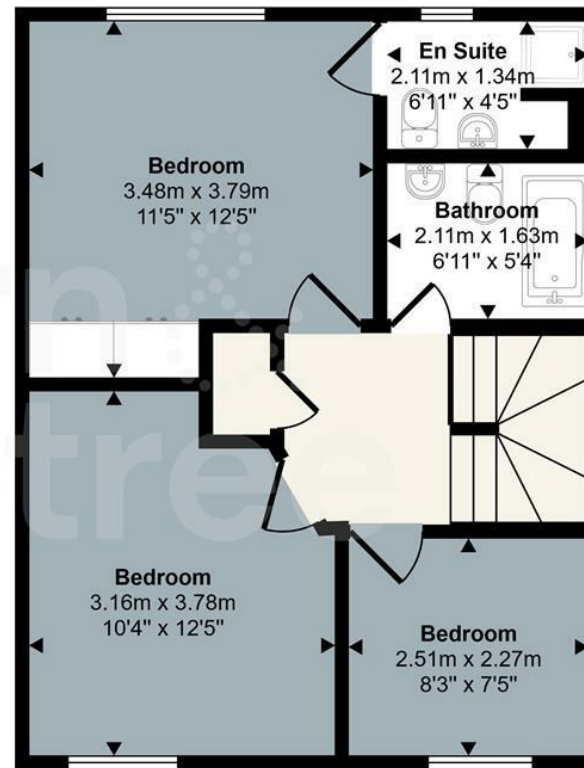




Approx Gross Internal Area  
90 sq m / 973 sq ft



Ground Floor  
Approx 46 sq m / 493 sq ft



First Floor  
Approx 45 sq m / 480 sq ft

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			
England & Wales		68	76
		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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