

Patreane Way

Cardiff | CF5 4SA

Detached House | Asking Price Of £350,000



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PROPERTY DESCRIPTION

A PERFECT FAMILY HOME An extremely rare opportunity to purchase this detached and immaculately presented home set on a very well respected and popular development. The generous living accommodation briefly comprises of an entrance hall, lounge, dining room, sitting room, kitchen, uPVC conservatory and ground floor WC. There are four bedrooms to the first floor, the master with en-suite and luxury family bathroom. A fifth bedroom can be found to the second floor with fitted wardrobes. The property further benefits from an enclosed private garden with a double block paved drive to the front. The rear garden also has a detached timber framed building with electric that would make an ideal gym. Viewing advised to avoid disappointment.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (Approx).** 1,356 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via Upvc front door with window beside, Solid Oak flooring, stairs to the first floor, door into:

LOUNGE

11' 10" x 11' 5" (3.61m x 3.48m)
Double glazed bay window to the front elevation, radiator, fitted feature living flame gas fire set in marble surround, arch into:

DINING ROOM

10' 9" x 8' 10" (3.28m x 2.69m)
Door into the kitchen, radiator, solid Oak double doors into:

CONSERVATORY

14' 0" x 9' 10" (4.27m x 3m) A brick based Upvc double glazed construction with double glazed roof, solid Oak flooring, external French doors to the side elevation.

KITCHEN

14' 6" x 10' 5" (4.42m x 3.18m) A refitted range of modern high gloss units with Granite worktops incorporating a stainless steel sink, integrated dishwasher, stainless steel Range cooker with extractor hood over, space for American style fridge/freezer, space and plumbing for washing machine, additional under stairs storage cupboard, window and external door to the rear, radiator, Karndean flooring, arch leading into sitting room and door into:

DOWNSTAIRS CLOAKROOM

A re-fitted wash hand basin and Wc set in vanity storage, window to the side, Karndean flooring, chrome towel rail.

SITTING ROOM

16' 7" x 8' 6" (5.05m x 2.59m)
Windows to the front and side elevation, radiator, fitted storage cupboard housing combination boiler, Karndean flooring, door back into entrance hall.

LANDING

Staircase to the second floor, door into:

MASTER BEDROOM

12' x 11' 8" (3.66m x 3.56m) Bay window to the front elevation, radiator, fitted bank of wardrobes, door into:

EN SUITE

A re-fitted suite that comprised of cubicle with shower over, wash hand basin and Wc set in vanity storage, built in storage cupboard, window to the front, chrome towel rail, window to the front elevation.

BEDROOM TWO

10' 7" x 8' 5" (3.23m x 2.57m)
Window to the rear, radiator, fitted storage and double wardrobes, wood laminated flooring.

BEDROOM THREE

7' 10" x 9' 2" (2.39m x 2.79m)
Window to the rear, radiator, fitted double wardrobes.

BEDROOM FOUR

7' 4" x 7' 2" (2.24m x 2.18m)
Window to the rear, radiator, fitted storage and wardrobes, wood laminated flooring.

BATHROOM

A re-fitted luxury suite that comprises of a panel Spa bath, wash hand basin and Wc set in vanity storage, window to the side, chrome towel rail.

SECOND FLOOR LANDING

Velux window to the front, door into:

BEDROOM FIVE

13' 6" x 9' (4.11m x 2.74m)
Window to the rear elevation, radiator, fitted double wardrobes.

FRONT GARDEN

An enclosed frontage via wrought iron gates, block paved frontage with double drive for off road parking and following to the side into the rear garden. A feature slate chipped area can be also found to the front.

REAR GARDEN

A tiered enclosed private rear garden that has a level paved patio sitting area leading up to a further level area with astro-turf. There is also a detached timber building that is insulated and has the benefit of air conditioning and would suit a gym or home office.

TENURE

MGY are advised that the property is freehold.



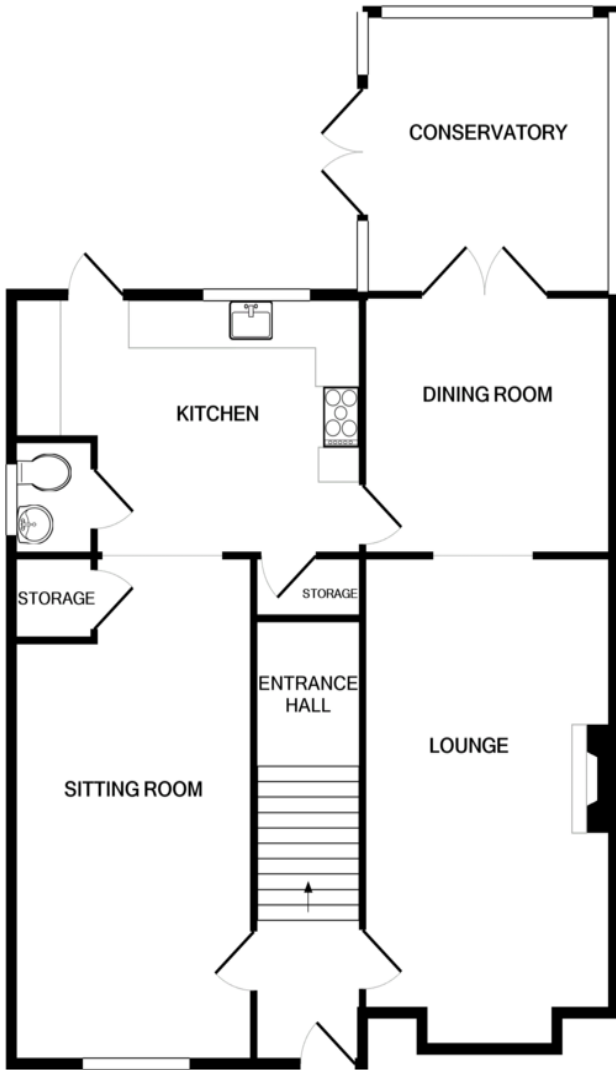


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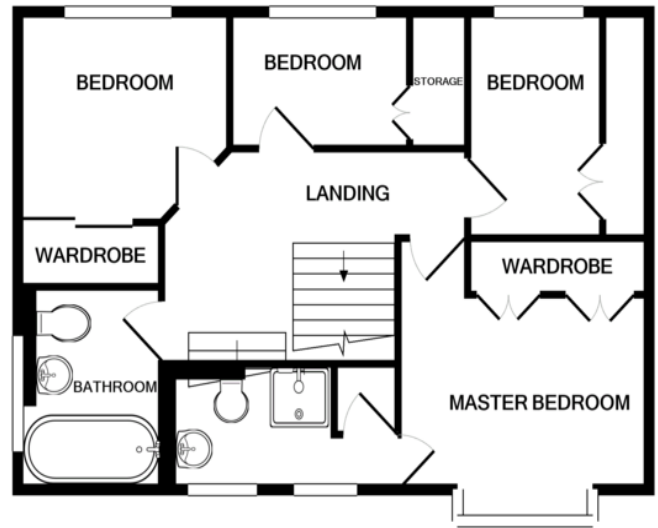
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FLOORPLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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