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CARDIFF

VALE

CAERPHELLY

BRISTOL



Patience Way

CULVERHOUSE CROSS



A beautifully presented & much improved four bedroom detached home perfect for families.

Comments by Mr Luke Trezise

Property Specialist
Mr Luke Trezise
 Senior valuer

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Total Area: 134.9 m² ... 1452 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Patreane Way

Culverhouse Cross, Cardiff, CF5 4SA

Asking Price

£425,000



4 Bedroom(s)



3 Bathroom(s)



1452.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Nestled in the desirable area of Patreane Way, Culverhouse Cross, Cardiff, this beautifully presented four-bedroom detached family home offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, beautifully appointed kitchen diner & a conservatory/snug providing ample space for family gatherings and entertaining guests.

The four well-appointed bedrooms, one of which benefits from an ensuite, are designed to cater to the needs of a growing family, ensuring everyone has their own personal space which makes the morning routines a breeze, allowing for a smooth start to the day.

One of the standout features of this home is its south-westerly facing garden, which invites plenty of natural light and offers a lovely outdoor space for relaxation and play. The driveway provides convenient off-street parking, adding to the practicality of this charming residence.

Location is key, and this property benefits from easy access to the A4232 and A48, making commuting a straightforward affair. Additionally, it is situated close to a variety of amenities, ensuring that all your daily needs are within easy reach.

This delightful family home is not just a place to live, but a wonderful environment to create lasting memories. Whether you are looking for a new family residence or a spacious home to entertain, this property is sure to impress.





Hall

Living room 11'2 x 16'2 (3.40m x 4.93m)

Kitchen 11'10 x 9'11 (3.61m x 3.02m)

Dining room 9'7 x 9'11 (2.92m x 3.02m)

WC

Utility room

Conservatory 9'5 x 11'1 (2.87m x 3.38m)

Bedroom 11'2 x 14'11 (3.40m x 4.55m)

Ensuite

Bedroom 11'3 x 11'3 (3.43m x 3.43m)

Bedroom 8'6 x 12'10 (2.59m x 3.91m)

Bedroom 8'4 x 11'3 (2.54m x 3.43m)

Bathroom

EPC

Rating D

Tenure

Freehold

School catchment area

Hylwel Dda Primary School
 Note - Howardian Primary and Ysgol Gynradd Croes-wen Primary
 School catchment areas are yet to be established. Applications
 are welcomed.
 Cardiff West Community High School
 Ysgol Gymraeg Coed-Y-Gof
 Ysgol Gyfun Gymraeg Plasmawr
 St Fagins Primary School
 Bishop of Llandaff

Council Tax

Band F - £2,901.68

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

