

# Denison Way

ST. FAGANS, CARDIFF, CF5 4SF

**GUIDE PRICE £300,000**

**Hern &  
Crabtree**



# Denison Way

Tucked away in a quiet cul-de-sac in the ever-popular location of St Fagans, this beautifully modernised three-bedroom semi-detached home is ready for its next owners to move straight in.

Thoughtfully updated and modernised throughout by the current owners, the property boasts a bright and spacious layout. The ground floor offers a welcoming entrance hall, a stylish kitchen, dining room, alongside a separate lounge with doors leading out onto the rear garden to the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a sleek, modern family shower room. Outside, the home benefits from a private rear garden, ideal for relaxing or entertaining as well as off-street parking for multiple vehicles at the front. The property further benefits from solar panels.

Denison Way is located within close proximity to Culverhouse Cross, there are a good selection of amenities and 24hour grocery stores along with excellent M4 access and link road to Cardiff Bay and Cardiff City Centre. Internal viewings are a must!



**878.00 sq ft**

### **Entrance**

Entered via a composite front door, stairs to the first floor with understairs storage cupboard, radiator, tiled floor.

### **Kitchen**

Double glazed window to the front, fitted with a range of wall and base units with Quartz worktop over, integrated sink with draining grooves, a five ring Neff hob with Neff oven and grill, space for washing machine, integrated dishwasher, cupboard housing the boiler, integrated fridge and freezer. Under floor heating.

### **Dining Room**

Double glazed window to the front, coved ceiling, radiator, built in cupboard, wood flooring.

### **Living Room**

Double glazed full length window to the rear and double glazed patio doors, radiator, coved ceiling.

### **First Floor Landing**

Stairs rise up from the hall, access to loft space.

### **Bedroom One**

Double glazed window to the rear, radiator, coved ceiling.

### **Bedroom Two**

Double glazed window to the front, radiator, coved ceiling, built in cupboard.

### **Bedroom Three**

Double glazed window to the rear, radiator, coved ceiling.

### **Bathroom**

Double obscure glazed window to the rear, walk in shower, w.c and wash hand basin, heated towel rail, tiled walls and floor.

### **Rear Garden**

Enclosed by timber fencing, paved patio area, steps up to lawn area, garden shed, paved sitting area, cold water tap, wooden gate to the front..

### **Front**

Paved driveway.

### **Tenure and additional information**

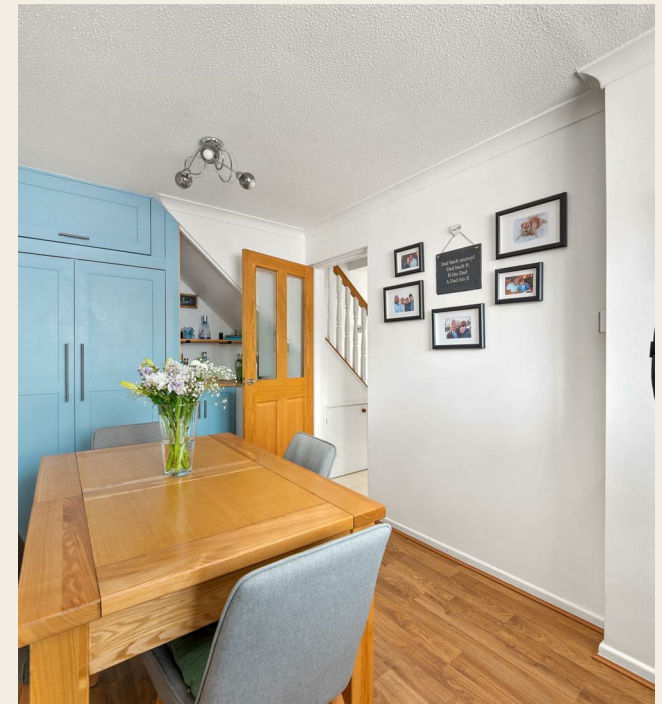
We have been advised by the seller that the property is freehold and the council tax band is D

The property also benefits from Solar Panels to help reduce energy bills.

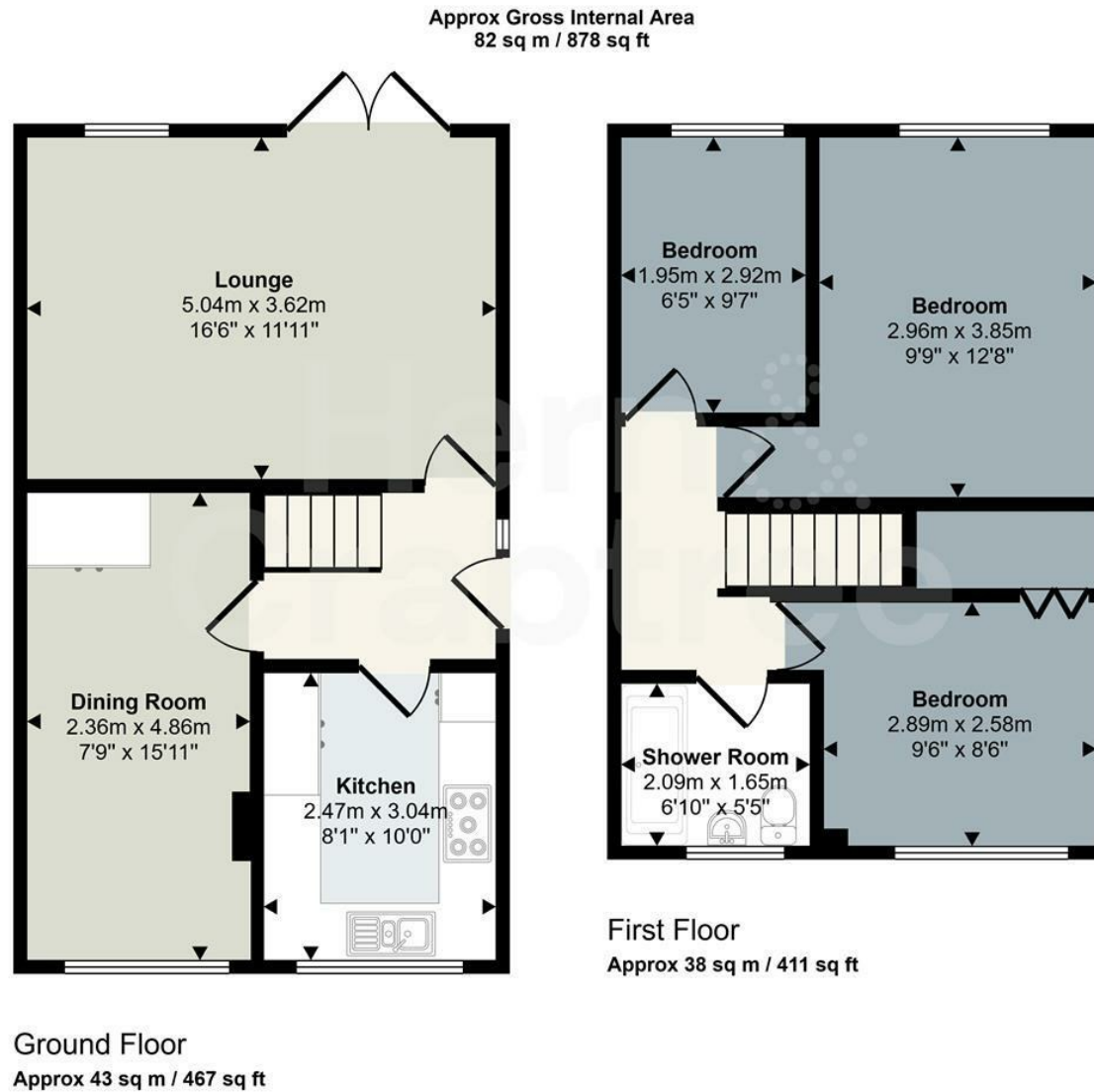
### **Disclaimer**

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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.







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      | 73                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.

Good old-fashioned service with a modern way of thinking.



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