

# Denison Way

ST FAGANS, CARDIFF, CF5 4SF

**OFFERS IN EXCESS OF £360,000**

**Hern &  
Crabtree**





# Denison Way

A stylish four bedroom detached family home placed on this quiet cul de sac location in St Fagans. The modern open plan kitchen/diner takes centre stage with french doors out on to the generous rear garden.

Ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge with modern Fireplace inset and Open Plan Shaker Style Kitchen with Island Breakfast Bar to the ground floor. To the first floor are Four Bedrooms and a Family Bathroom. The property further benefits from a good size rear garden as well as off street parking for two cars and an integral garage.

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 city centre. Internal viewings are a must!



sq ft

### Entrance

Entered via a composite door to the side into the hallway.

### Hallway

Stairs to the first floor. Radiator. Wooden flooring.

### Cloakroom

Obscure double glazed window to the rear. Tiled floor. W/c and wash hand basin. Heated towel rail. Part tiled walls.

### Lounge

Double glazed window to the front. Coved ceiling. Two Radiators. Wooden flooring. Feature fireplace. ( does give out heat). Door to the garage.

### Kitchen/Diner

Double glazed doors to the rear and double glazed window to the rear. The dining area has the same Wooden flooring. Radiator. Fixed island with laminate work surfaces. The kitchen is fitted with wall and base units. Composite sink and drainer. Integrated four ring induction hob, oven, grill and microwave. Space for American style fridge. Space and plumbing for a dishwasher. Recess lights.

## FIRST FLOOR

### Landing

Wood and glazed banister. Loft access hatch. Radiator. Large storage cupboard.

### Bedroom One

Double glazed window to the rear. Radiator.

### Bedroom Two

Double glazed window to the front. Radiator.

### Bedroom Three

Double glazed window to the front. Radiator. Fitted wardrobe.

### Bedroom Four

Double glazed window to the rear. Radiator. Fitted wardrobe.

### Bathroom

Obscure double glazed window to the front. Tiled walls and flooring. Bath with shower plumbed over, W/c and wash hand basin. Heated towel rail.

## OUTSIDE

### Front

Off street driveway for two cars. Small lawn area.

### Rear Garden

Enclosed rear garden with timber frame fencing. Paved sitting area. Steps up to a lawn area. Cold water tap.

### Garage

Integrated garden with roll up door. Power and light. Combi boiler. Space and plumbing for a washing machine.

### Tenure and additional information

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

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

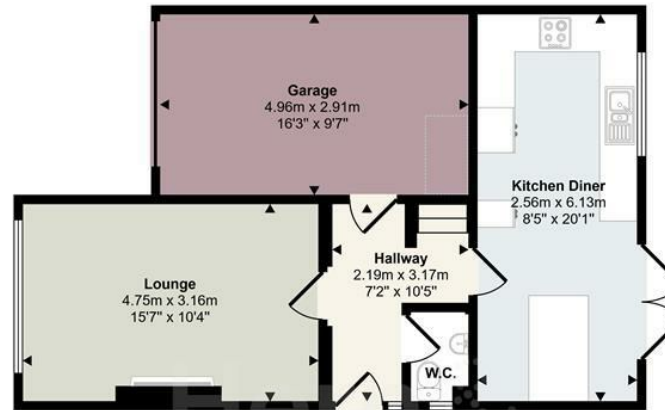
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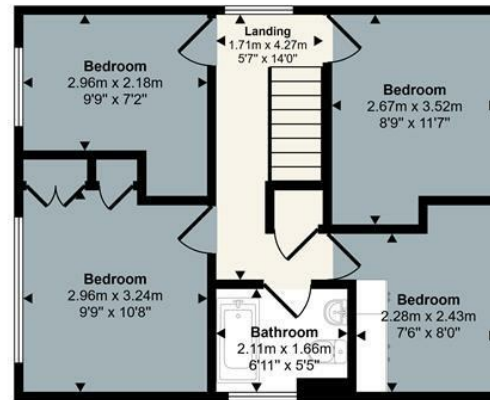




Approx Gross Internal Area  
101 sq m / 1087 sq ft



Ground Floor  
Approx 54 sq m / 586 sq ft



First Floor  
Approx 47 sq m / 501 sq ft

Denotes head height below 1.5m

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.

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		
		EU Directive 2002/91/EC

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





# Hern & Crabtree

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