

8 Denison Way,

St Fagans, Cardiff, CF5 4SF



Estate Agents and  
Chartered Surveyors

Asking Price Of

£350,000



Detached House



# Property Description

\*\* FOUR BEDROOM DETACHED FAMILY HOME

\*\* MODERNISED THROUGHOUT \*\* NO CHAIN

\*\* A delightful detached four bedroom family home in a convenient location and backing onto woodland. Entrance hallway, cloakroom, spacious lounge with wood burning stove, modern fitted kitchen and dining room. To the first floor there are four good sized bedrooms and a modern family bathroom. Gas central heating. Paved patio and lawned rear garden, driveway to front leading to the integral garage. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,105 sq. ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

A popular private residential development situated in a convenient location near the Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

## ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance front door leading to the spacious entrance hallway, quality laminate flooring and radiator.

## CLOAKROOM

Modern fitted white suite comprising low level Wc, vanity wash basin with storage below, wall tiling to splash back area, window to side and chrome heated towel rail.

## LOUNGE

15' 8" x 10' 7" (4.79m x 3.23m)

A good sized principal reception overlooking the entrance approach, cast iron 'Worcester Bosch' wood burning stone with slate hearth, quality laminate flooring and radiator.

## KITCHEN AND DINING ROOM

20' 0" x 8' 6" (6.12m x 2.60m)

Modern fitted kitchen well appointed along three sides in light high gloss panelled fronts with chrome bar handles beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset oven and drill, inset four ring gas hob with cooker hood above, washing machine to remain, under worktop fridge to remain, matching range of eye level wall cupboards, wall tiling to splash

back areas, cupboard housing the gas central heating boiler. Large archway opening to the dining room, window to rear and patio doors opening to the patio, quality laminate flooring and radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area, window to side, access to roof space, radiator and large storage cupboard with shelving.

### BEDROOM ONE

10' 5" x 9' 9" (3.20m x 2.98m)

Overlooking the entrance approach, a good sized principal bedroom, fitted wardrobes with hanging rail and shelving, radiator.

### BEDROOM TWO

9' 6" x 8' 11" (2.92m x 2.72m)

Overlooking the rear garden, a second double bedroom, fitted wardrobes with sliding mirror doors and radiator.

### BEDROOM THREE

9' 10" x 7' 3" (3.00m x 2.23m)

Aspect to front, a good sized third bedroom, built in wardrobes and radiator.

### BEDROOM FOUR

10' 4" x 7' 7" (max) (3.17m x 2.33m)

Aspect to rear, laminate flooring and radiator.

## FAMILY BATHROOM

6' 10" x 5' 6" (2.09m x 1.68m)

Modern family bathroom (fitted approx 1.5 years ago) with white suite comprising low level wc, wash hand basin, panelled bath with twin head chrome shower above, swivel shower screen, full wall tiling, tiled flooring, recessed spotlights, window to side and chrome heated towel rail.

## GARAGE

15' 10" x 9' 1" (4.85m x 2.79m)

With up and over access door, power and lighting. Chest freezer to remain and shelves. Door leading to hallway.

## OUTSIDE

### REAR GARDEN

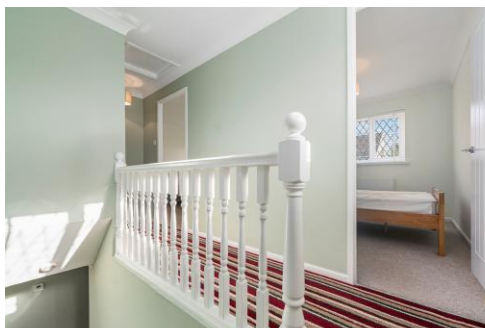
Enjoying a south westerly aspect, a delightful tiered rear garden backing onto woodlands. Comprising paved patio with steps to a secondary paved patio level with further steps to an area of lawn, enclosed by timber lap fencing, timber gate to side leading to front, small timber shed neatly tucked away to other side of the house. Outside lighting. Beds of plants and shrubs throughout with decorative stones.

### FRONT GARDEN

Driveway to front, area of decorative slate stones, inset conifer to front, paved path way leading to the entrance doorway. Outside light.



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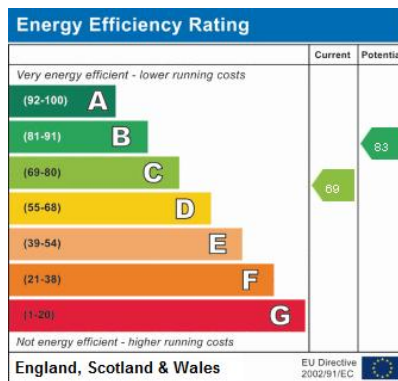
GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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