



7 DENISON WAY

CARDIFF CF5 4SF

ASKING PRICE OF

**£490,000**



## DETACHED HOUSE



**4**



**2**



**3**



**2**

**\*\* BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME \*\***  
**SOUTH WEST FACING GARDEN \*\* DOUBLE GARAGE \*\*** A beautifully presented four bedroom detached family home in a convenient and sought after location being a short distance from amenities and transport links. Entrance hallway, cloakroom, large lounge, dining room, spacious kitchen. To the first floor are four bedrooms, primary bedroom with modern ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. South west facing rear garden. Wide driveway to front leading to the double garage. EPC rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1667 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **LOUNGE**

22' 3" x 14' 9" (6.79m x 4.50m)  
uPVC double glazed window to front, plus uPVC double glazed french doors to rear garden. Two radiators. Feature fireplace with inset cast iron wood burner. Quality tiled flooring throughout.

#### **KITCHEN**

16' 0" x 11' 7" (4.89m x 3.55m)  
Two uPVC double glazed windows to rear overlooking the garden, plus uPVC double glazed door to side. Tiled floor. Part tiled walls. A modern fitted kitchen with a range of base and eye level units incorporating one and a half sink unit with drainer and mixer tap and solid oak work surfaces. Space for range cooker, American fridge/freezer and wine cooler. Integrated dishwasher and washing machine. Under counter lights and up lights above units, plus plinth lighting. Floor heater off the central heating.

#### **FIRST FLOOR**

##### **LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Large linen storage cupboard. Radiator.

##### **BEDROOM ONE**

16' 3" x 10' 7" (4.97m x 3.25m)  
An excellent sized primary bedroom with two windows to front. Fitted wardrobe to one side. Quality laminate flooring. Radiator. Door to ensuite.

##### **ENSUITE**

11' 2" x 5' 6" (3.41m x 1.68m)  
Modern white suite comprising low level wc, wash hand basin, large walk in shower cubicle. Tiled splash back. Electric shaver point. Extractor fan. Recessed spotlights. Obscured glass window to front. Radiator.

##### **BEDROOM TWO**

11' 1" x 8' 7" (3.39m x 2.62m)  
Overlooking the delightful rear garden, a second double bedroom. Fitted wardrobe. Radiator.



**M G Y . C O . U K**

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## BEDROOM THREE

11' 5" x 10' 8" (3.50m x 3.27m)  
uPVC double glazed window to rear. Radiator. Fitted wardrobe. Quality laminate flooring.

## BEDROOM FOUR

8' 6" x 7' 5" (2.60m x 2.28m)  
Aspect to rear. Quality laminate flooring. Built in wardrobe.  
Radiator.

## FAMILY BATHROOM

7' 8" x 5' 5" (2.36m x 1.66m)  
uPVC obscure double glazed window to side. Part tiled walls. Low level wc. Vanity unit with inset sink and cupboards below. Panelled bath with shower over and shower screen. Heated towel radiator.

## OUTSIDE

### REAR GARDEN

An enclosed South/West facing rear garden. Paved patio area with steps down to lawn area and mature shrub and tree boarders. Wooden shed. Outside light and power. Outside tap. Access to front of property via side gate.

### FRONT GARDEN

Lawned front garden. Two car driveway. Outside tap. Access to side leading to rear garden.

### DOUBLE GARAGE

16' 9" x 16' 5" (5.12m x 5.01m)  
With twin up and over access doors. Wall mounted 'Worcester' combi gas central heating boiler. Power and lighting.



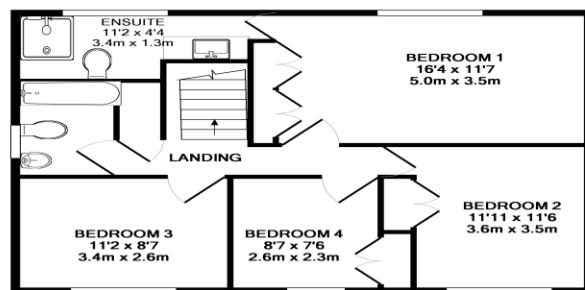
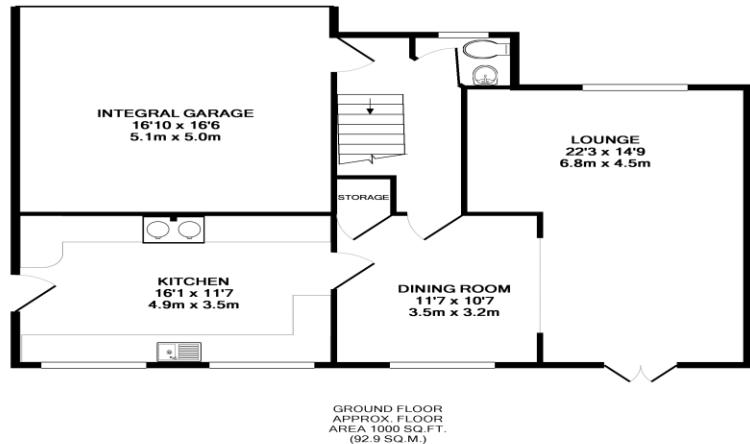
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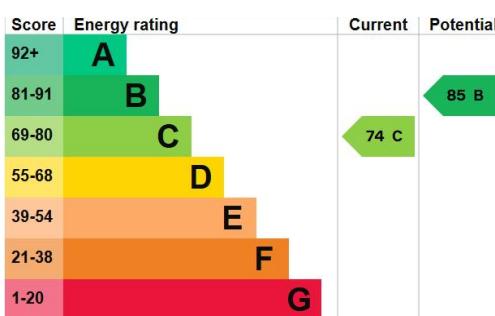


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