



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**

#### 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

Approached via a composite entrance door with double glazed window to upper part leading to the spacious entrance hallway. Staircase to first floor. Quality tiled flooring. Radiator.

#### HALLWAY

Entered via uPVC obscure double glazed door. Radiator. Stairs rising to first floor. Doors to wc, dining room and integral double garage.

#### CLOAKROOM

Quality white suite comprising low level wc, vanity wash basin with storage below. Tiled splash back. Tiled flooring. Obscured glass window to front. Radiator.

#### DINING ROOM

11' 8" x 10' 6" (3.57m x 3.22m)  
uPVC double glazed window to rear overlooking the garden. Understairs storage cupboard. Door to kitchen. Opening to lounge. Quality tiled flooring.

#### 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.



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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 borders. 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

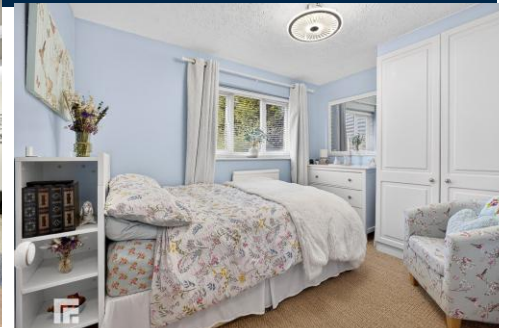
16' 9" x 16' 5" (5.12m x 5.01m)

With twin up and over access doors. Wall mounted 'Worcester' combi gas central heating boiler. Power and lighting.





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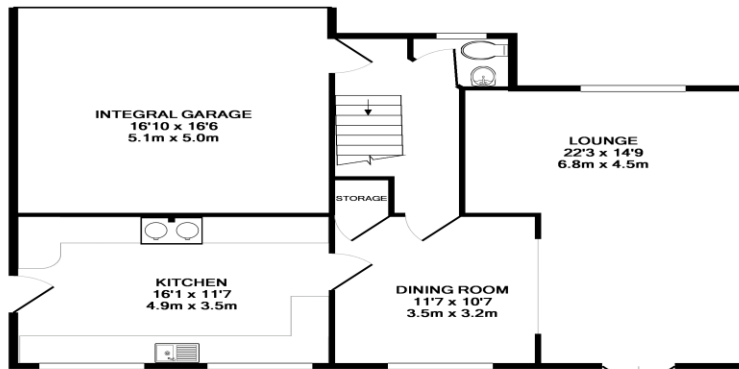




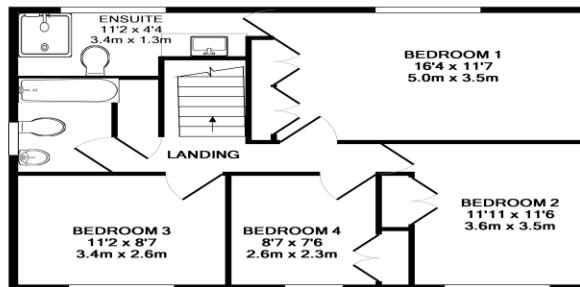
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1000 SQ.FT.  
(92.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(61.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1667 SQ.FT. (154.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	85 B

**RADYR** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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