





25 Denison Way

Cardiff, Cardiff

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- IMMACULATE DETACHED FAMILY HOME
- FOUR BEDROOMS & MODERN BATHROOM/WC
- STYLISH LIVING ROOM WITH MEDIA WALL
- MODERN SOCIAL KITCHEN AND DINING ROOM
- CLOAKS/WC; INTEGRAL GARAGE (ELECTRIC DOOR)
- GENEROUS SIZE FULLY ENCLOSED REAR GARDEN
- DRIVE FOR THREE VEHICLES
- GAS CH (COMBI) AND UPVC THROUGHOUT
- SOUGHT AFTER CUL DE SAC IN ST FAGANS
- EPC RATING OF D62





Entrance Hall

Accessed at the side of the property via uPVC door with obscure glazing and matching side panel. An impressive Karndean flooring which extends through most of the ground floor. Smooth ceiling with 2 spot lights. Carpeted stair case with hand rail leading to the first floor. Modern column panelled door to cloaks WC and stylish glazed doors give access to the living room and kitchen dining room. Finally a door leads to the integral single garage. Hive heating controls.

Cloaks WC

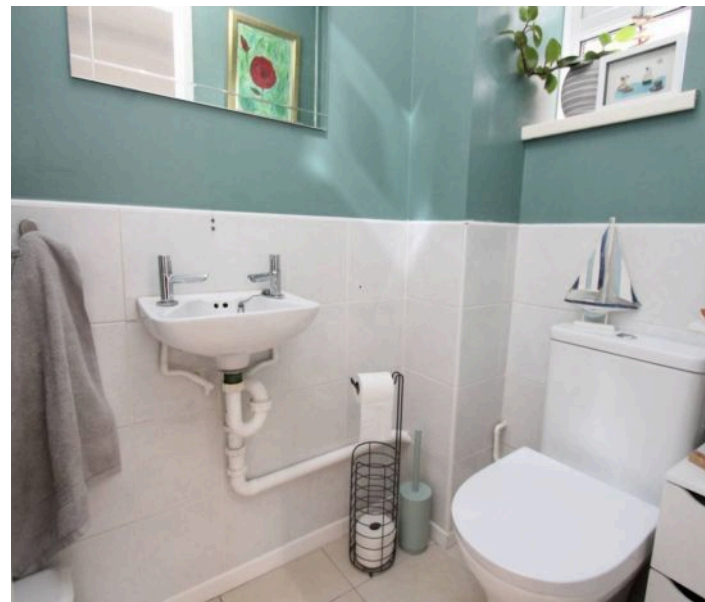
5' 0" x 3' 5" (1.52m x 1.04m)

White suite comprising close coupled WC and wall hung wash basin. Ceramic tile flooring and splash backs. Obscure glazed side window plus chrome heated towel rail and mirror.

Living Room

15' 9" x 10' 7" (4.80m x 3.23m)

Continuation of the Karndean flooring, this spacious main reception room has a front window, two radiators and part panelled walls to dado level. Feature focal point of a media wall which has a contemporary fire under. Smooth coved ceiling with central rose and 8 spotlights.



Kitchen Dining Room

20' 2" x 8' 6" (6.15m x 2.59m)

Continuation of the Karndean flooring this room is divided into two sections. Initially there is a wall fixed Peninsular style breakfast bar with handy cupboards and drawers to one side and 3 down-lighters over. French style doors give access to the enclosed rear garden. Column style radiator. Smooth ceiling with 10 recessed spotlights. The kitchen area is comprehensively fitted with matching Shaker style eye level and base units in light grey and these are complemented by modern worktops which have a one and a half bowl Lamona sink unit. Integrated appliances include dish washer, waist level double oven, grill and there is a recess for an American style fridge freezer - as required. Further 4 ring induction hob with extractor hood over. Chrome plated power points with USB connections.



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Landing

Carpeted, matching the stairs and with a Oak balustrade and glass infills. Side window, radiator and loft hatch (partially boarded). Modern column panel doors give access to the four bedrooms, storage cupboard (houses hot water tank) and bathroom WC.

Bedroom One

10' 8" x 9' 11" (3.25m x 3.02m)

Carpeted double bedroom with front window, radiator and recessed range of triple wardrobes (excluded from dimensions provided).

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m)

Second carpeted double bedroom with rear window and radiator.

Bedroom Three

9' 10" x 7' 4" (3.00m x 2.24m)

Dimensions exclude a 3ft by 2ft handy storage recess which could incorporate a wardrobe if required.

Carpeted, with front window and radiator.

Bedroom Four

10' 4" x 7' 10" (3.15m x 2.39m)

Carpeted 4th bedroom with rear window, radiator and a range of bedroom furniture to remain – includes wardrobes and storage drawers.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

White suite comprising WC with concealed cistern, wash basin with vanity cupboards under, bath with central mixer tap plus a thermostatic shower over – fixed rainfall style head and separate adjustable rinser. Obscure glazed side window and heated towel rail. Ceramic tiled walls and flooring. Smooth ceiling with extractor and 5 recessed spot lights. Modern wall mirror.





FRONT GARDEN

Laid with block paving providing off road parking for 3 vehicles. Leads to integral single garage. Pedestrian path leads to the side of the property and also gate gives access to the rear garden.

REAR GARDEN

57' 12" x 31' 12" (17.68m x 9.75m)

Initially with a patio, two steps then lead onto a large expanse of lawn with stepping stone feature. Enclosed by well kept fencing. Tap. Handy side storage area. Garden shed will remain.

DRIVEWAY

3 Parking Spaces

Laid to block paving and providing off road parking for 3 vehicles.

GARAGE

Single Garage

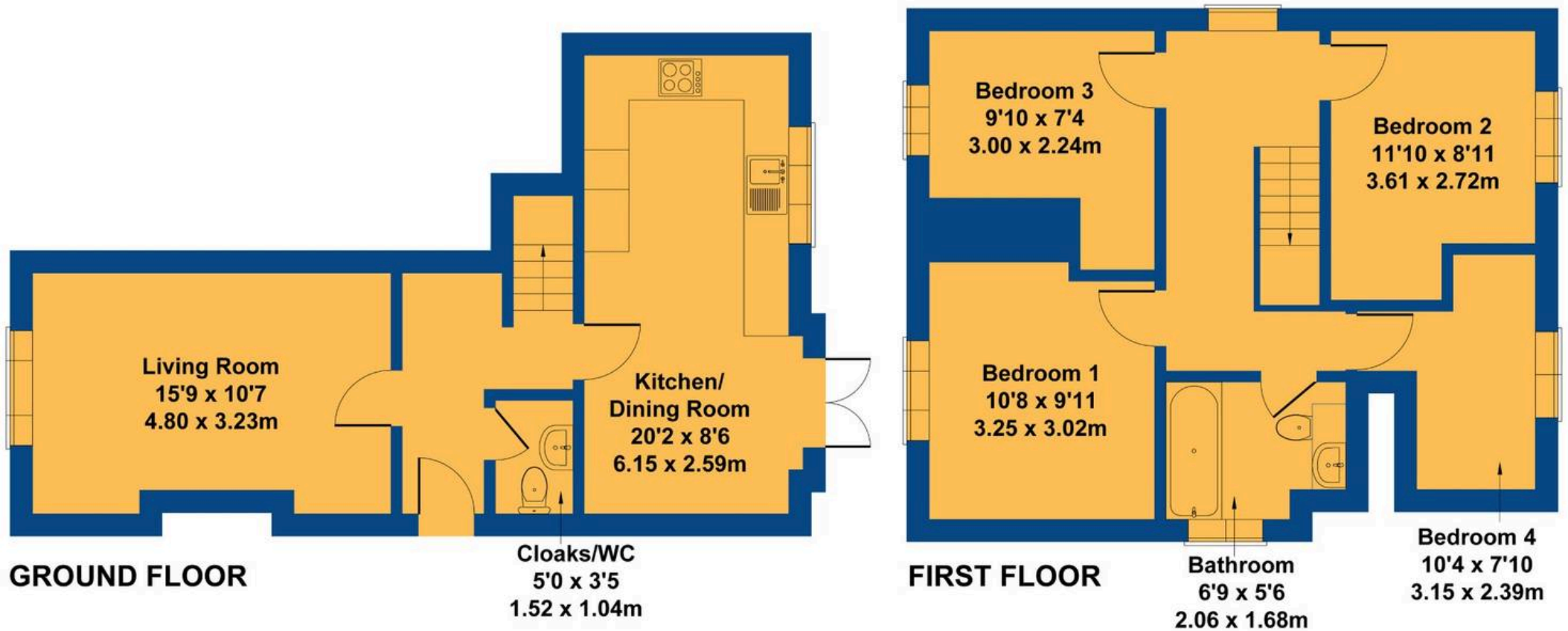
Accessed via recently replaced Garolla remote roller door, the garage has power and lighting, houses the combi boiler and also has a pedestrian door leading to the hallway. The measurements are 16 foot by 9 foot 6 inches (4.87 metres by 2.82 metres)





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Approximate Gross Internal Area
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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