

Denison Way

ST. FAGANS, CARDIFF, CF5 4SF

GUIDE PRICE £300,000

**Hern &
Crabtree**



Denison Way

Tucked away in a quiet cul-de-sac in the ever-popular location of St Fagans, this beautifully modernised three-bedroom semi-detached home is ready for its next owners to move straight in.

Thoughtfully updated and modernised throughout by the current owners, the property boasts a bright and spacious layout. The ground floor offers a welcoming entrance hall, a stylish kitchen, dining room, alongside a separate lounge with doors leading out onto the rear garden to the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a sleek, modern family shower room. Outside, the home benefits from a private rear garden, ideal for relaxing or entertaining as well as off-street parking for multiple vehicles at the front. The property further benefits from solar panels.

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 Bay and Cardiff City Centre. Internal viewings are a must!



878.00 sq ft

Entrance

Entered via a composite front door, stairs to the first floor with understairs storage cupboard, radiator, tiled floor.

Kitchen

Double glazed window to the front, fitted with a range of wall and base units with Quartz worktop over, integrated sink with draining grooves, a five ring Neff hob with Neff oven and grill, space for washing machine, integrated dishwasher, cupboard housing the boiler, integrated fridge and freezer. Under floor heating.

Dining Room

Double glazed window to the front, coved ceiling, radiator, built in cupboard, wood flooring.

Living Room

Double glazed full length window to the rear and double glazed patio doors, radiator, coved ceiling.

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Two

Double glazed window to the front, radiator, coved ceiling, built in cupboard.

Bedroom Three

Double glazed window to the rear, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the rear, walk in shower, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Rear Garden

Enclosed by timber fencing, paved patio area, steps up to lawn area, garden shed, paved sitting area, cold water tap, wooden gate to the front..

Front

Paved driveway.

Tenure and additional information

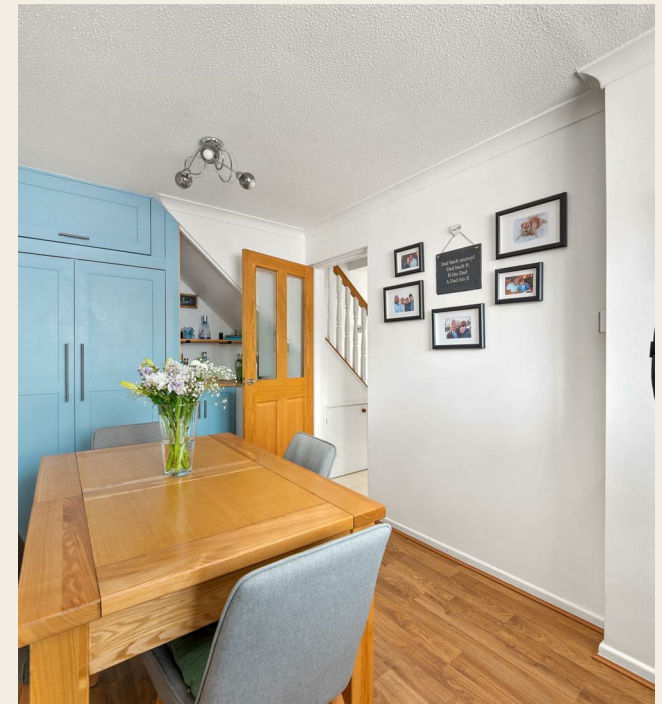
We have been advised by the seller that the property is freehold and the council tax band is D

The property also benefits from Solar Panels to help reduce energy bills.

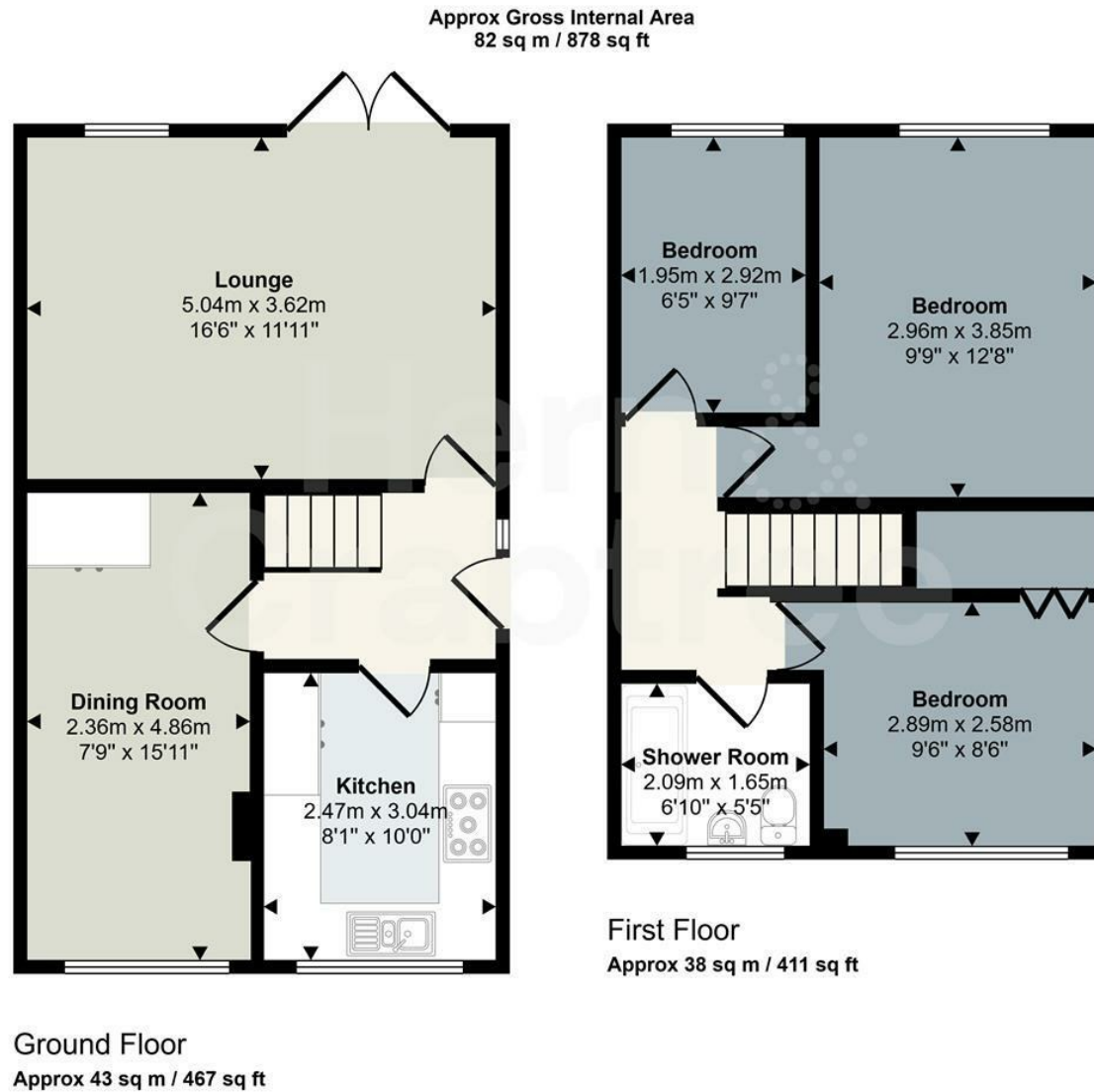
Disclaimer

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.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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

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.

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



Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.