



29 Denison Way, St Fagans, Cardiff. CF5 4SF

- DETACHED
- 4-BEDROOMS
- DRIVEWAY
- SOUTH-FACING REAR GARDEN
- SOLAR PANELS
- 2 RECEPTION ROOMS & SUNROOM
- GUEST WC
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



PROPERTY DESCRIPTION

*** GUIDE PRICE £340,000 to £350,000 *** DETACHED - 4 BEDROOMS - DRIVEWAY - SOUTH-FACING ENCLOSED REAR GARDEN with SHED - SOLAR PANELS - KITCHEN/DINER - 2 RECEPTION ROOMS - GUEST WC - SUNROOM - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD MR HOMES are delighted to be representing our clients in bringing to market FOR SALE this detached 4-bedroom family home. Located on a popular development in the area of St Fagans, this versatile and well-presented property provides an excellent opportunity for that growing family in search of additional bedrooms and separate reception room for the children. The adults can enjoy a lovely principal reception room while the children and/or teenagers can utilise the second reception room (converted garage) and decent under stairs storage space. The Sunroom, accessible from the dining area of the Kitchen/Diner opens onto enclosed south-facing rear garden which provides an excellent space for spending time with the family and entertaining friends, it is accessible from both sides of the property and comes complete with a sturdy timber shed. The property takes full advantage of its orientation with the fitment of solar panels and the private driveway would be the perfect location to install an electric car charging point and exploit the solar panels even further. The property is ideally located with St Fagans National Museum of History just 1.2 miles away and the popular retail parks of Culverhouse Cross just 1.5 miles away. Tenure: Freehold EPC Rating: B Council Tax Band: E Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Area laid to lawn; driveway laid to concrete; pathway laid to slabs leads to front door; side access available via both sides of the property to rear garden via timber gates

Entrance Hall

Accessed via composite front door with obscured DG panels and obscured side panel; laminate flooring; radiator; access to all downstairs room

Guest WC

Tiled flooring; wet wall panelling; radiator; sink with mixer tap; WC; uPVC obscured DG window to side

Living Room

Carpeted; 2 x radiators; uPVC DG window to front

Play Room

Laminate flooring; radiator; under stairs cupboard; uPVC DG window to front

Kitchen

Laminate flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated 4-ring gas hob; integrated electric oven and separate grill; stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; space for free-standing fridge/freezer; uPVC DG window to rear

Dining Area

Laminate flooring; radiator; sliding patio door opens onto Sunroom

Sunroom

First Floor Landing

Carpeted; storage cupboard over stairs; access to to upstairs rooms; access hatch to loft

Bedroom 1

Carpeted; radiator; uPVC DG window to front

Bedroom 2

Carpeted; radiator; uPVC DG window to rear

Bedroom 3

Carpeted; radiator; uPVC DG window to front

Bedroom 4

Carpeted; radiator; uPVC DG window to rear

Family Bathroom

Vinyl flooring; fully tiled walls; chrome ladder style radiator; pedestal Wash hand basin with mixer tap; panelled bath with glazed shower screen, mixer tap and electric Mira shower; uPVC obscured DG window to side

Rear Garden

Patio laid to paving slabs; raised seating area laid to matching paving slabs; area laid to lawn; timer shed; side access from both sides of the property via timber gates



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (89)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, no insulation (assumed)

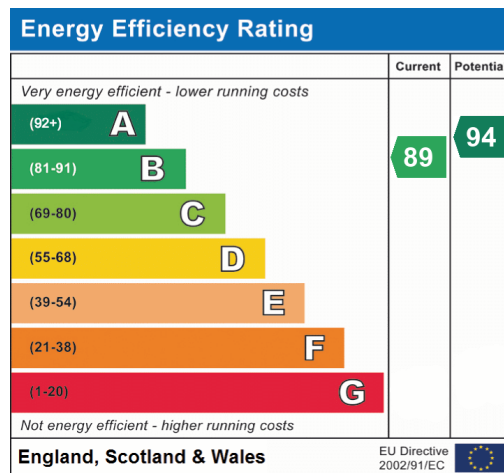
Roof: Pitched, insulated (assumed)

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 77% of fixed outlets





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