

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LABURNUM WAY



EDUCATION

The property falls within catchment of the popular Victoria Primary & Stanwell Secondary Schools. Additionally in Penarth amongst the other 4 Primary Schools is the Welsh speaking Ysgol Pen Y Garth Primary with feeder to Bro Morgannwg Secondary School. The highly regarded Westbourne Private School caters to children ages 3-18 years old.

PORCH

3.02m x 94.79m (9'11" x 311")

ENTRANCE HALL

WC

LOUNGE

7.24m x 3.20m (23'9" x 10'6")

DINING ROOM

3.33m x 3.99m (10'11" x 13'1")

KITCHEN

4.95m x 3.10m (16'3" x 10'2")

UTILITY ROOM

1.96m x 1.88m max (6'5" x 6'2" max)

FIRST FLOOR LANDING

BEDROOM 1

3.66m max x 3.12m max (12' max x 10'3" max)

EN SUITE SHOWER ROOM

BEDROOM 2

3.73m max x 2.72m (12'3" max x 8'11")

BEDROOM 3

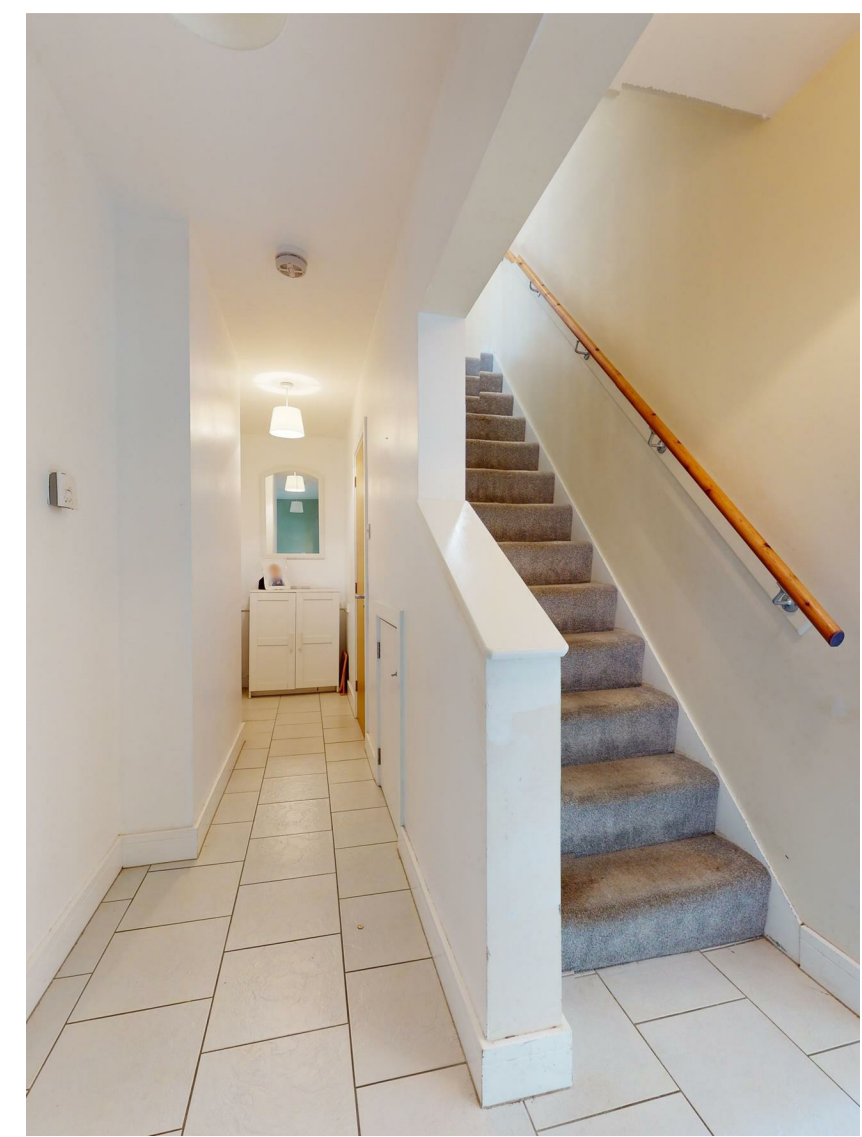
3.40m max x 2.72m max (11'2" max x 8'11" max)

BEDROOM 4

2.54m x 2.51m (8'4" x 8'3")

BATHROOM




GARDEN





LABURNUM WAY

, CF64 3NE - £435,000

 4 Bedroom(s)  2 Bathroom(s)  1329.00 sq ft

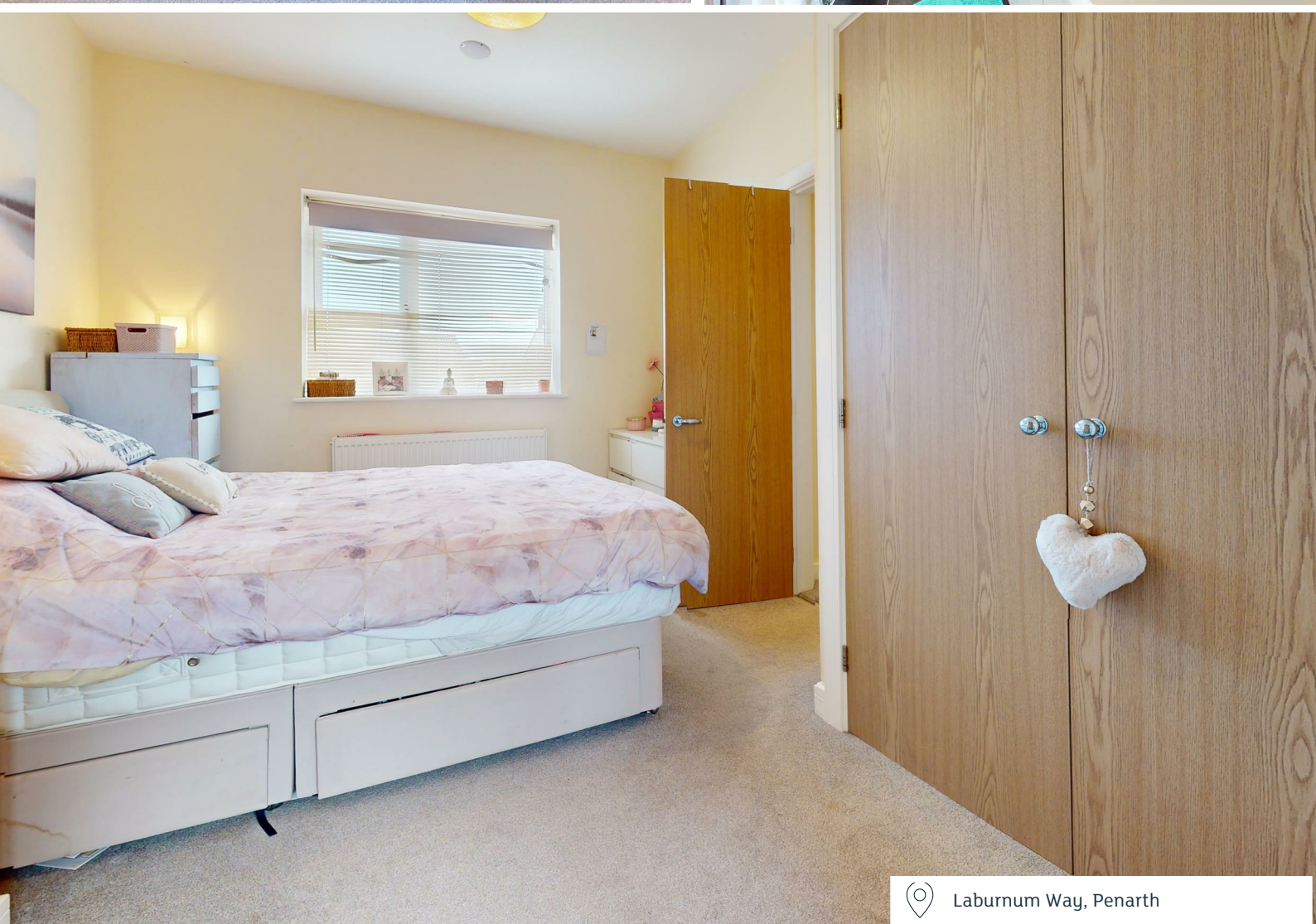
Well located upon this highly popular road is this well presented semi detached family home. Situated upon a large plot with a generous enclosed rear garden. The accomodation briefly comprises hall Complimented with upvc double glazing and gas central heating. Viewing highly recommended.



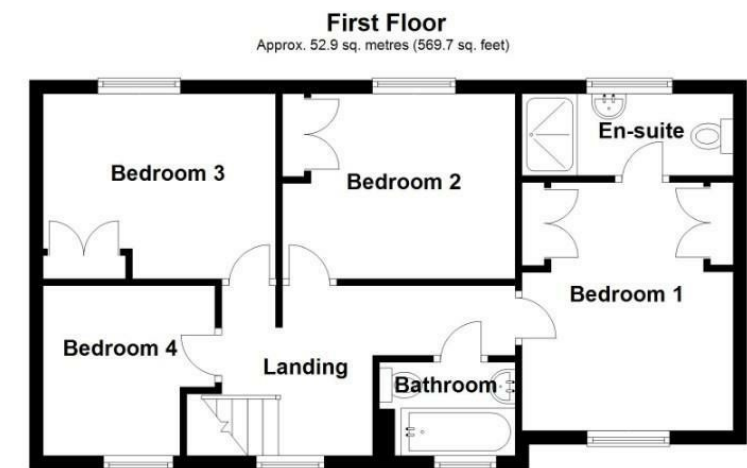
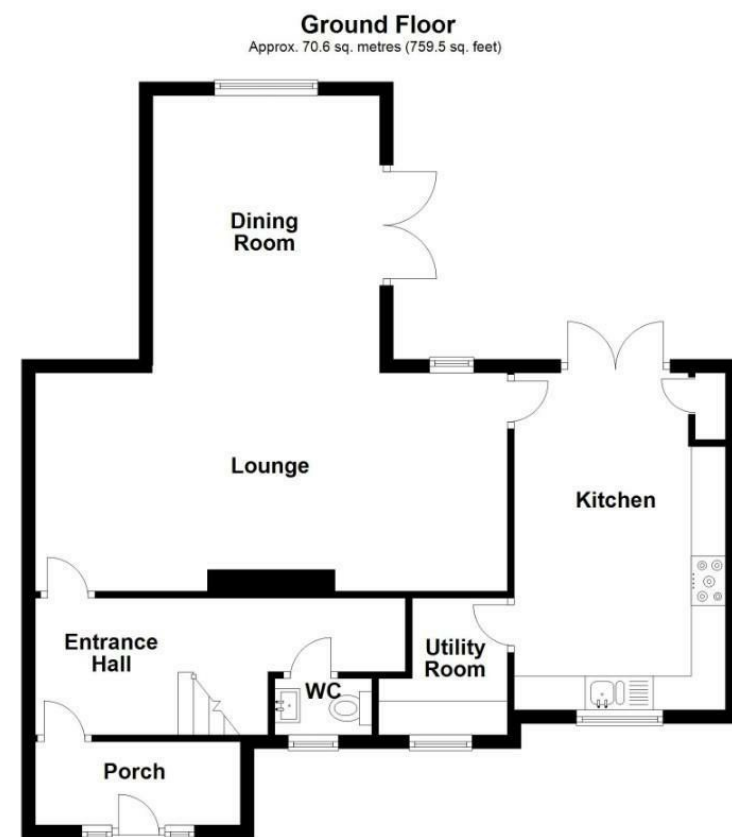
PROPERTY SPECIALIST

Mr Paul Davies
paul.davies@jeffreygross.co.uk
Negotiator

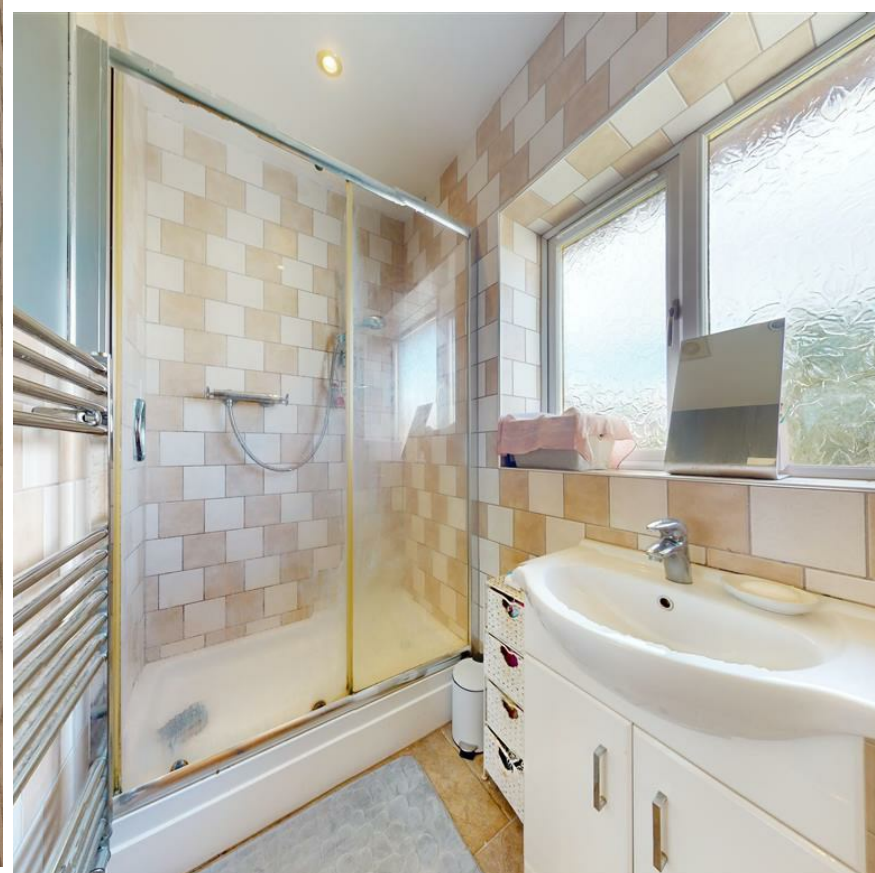




Laburnum Way, Penarth



Total area: approx. 123.5 sq. metres (1329.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	82
	EU Directive 2002/91/EC	