

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

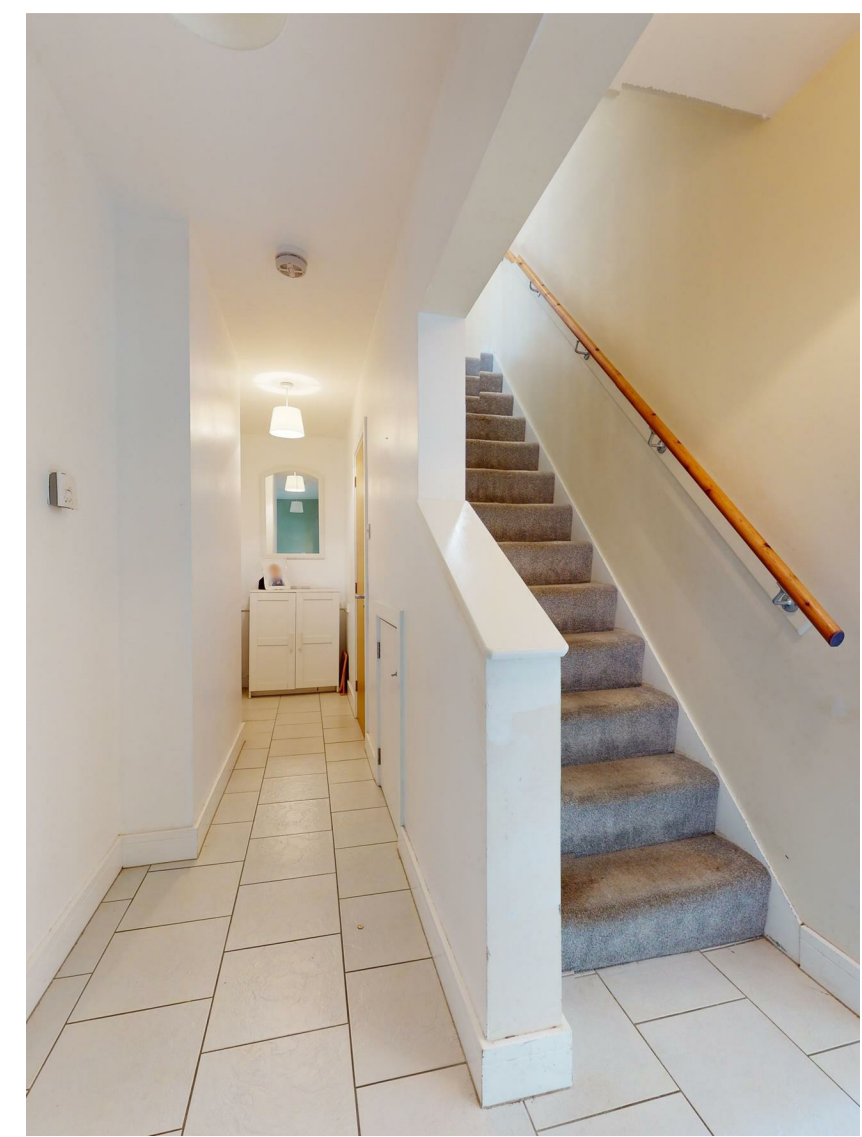
3.40m max x 2.72m max (11'2" max x 8'11" max)

#### BEDROOM 4

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

#### BATHROOM




#### GARDEN





## LABURNUM WAY

, CF64 3NE - £435,000

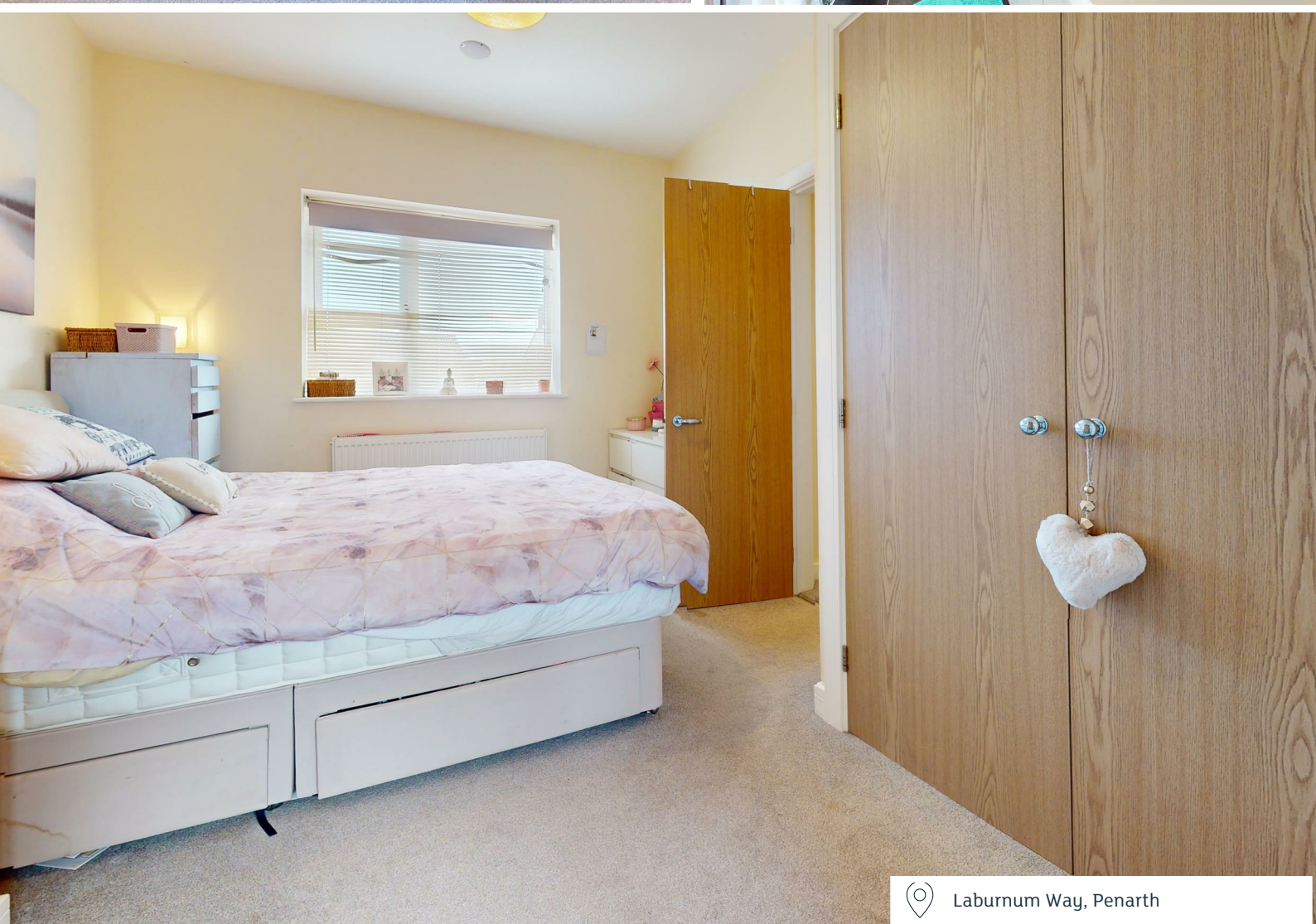
 4 Bedroom(s)  2 Bathroom(s)  1329.00 sq ft

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.



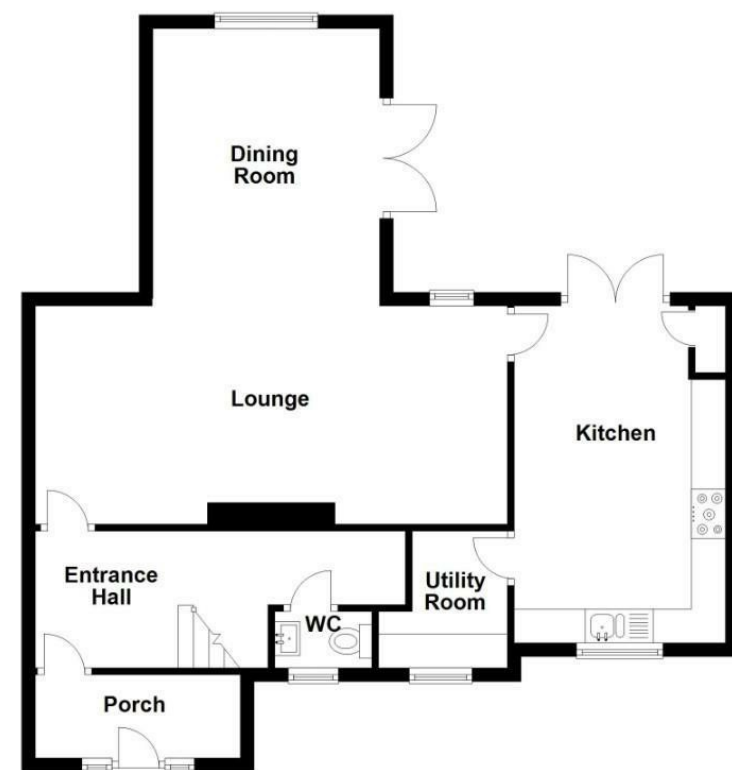
**PROPERTY SPECIALIST**  
Mr Paul Davies  
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Negotiator





Laburnum Way, Penarth

**Ground Floor**  
Approx. 70.6 sq. metres (759.5 sq. feet)



**First Floor**  
Approx. 52.9 sq. metres (569.7 sq. feet)



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			
		74	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	