

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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LABURNUM WAY





#### ENTRANCE HALL

Enter into a spacious and welcoming entrance hall, leading to all rooms, stairs rise to the first floor with storage beneath, window to rear, cupboard housing a combination gas boiler, wooden flooring, telephone point.

#### SITTING ROOM

3.43m max x 3.30m (11'3" max x 10'10")

Window to front, wood flooring, TV point.

#### LOUNGE & KITCHEN

6.27m max x 4.11m max (20'7" max x 13'6" max)

Superbly spacious room linking the lounge with the kitchen, half bay window to the front, solid wood floor, TV point, inset cast iron log burner on slate hearth, kitchen area fitted with a good range of modern wall and base units including laminate worktop and inset one & half bowl stainless steel sink & drainer with mixer tap, integrated dishwasher, built in oven, hob & cooker hood, space for fridge/freezer, plumbed for washing machine, 2 windows to rear.

#### BREAKFAST ROOM

3.07m x 1.60m (10'1" x 5'3")

Useful addition to the property, French doors lead into the garden, tiled floor.

#### SHOWER ROOM

Stylishly appointed modern white suite comprising shower cubicle, wall mounted wash hand basin and close coupled wc, fully tiled and tiled floor, window to rear, heated chrome towel rail, extractor fan.

#### FIRST FLOOR LANDING

Window to rear, access to the loft.

#### BEDROOM 1

3.35m x 3.20m (11'22 x 10'6")

Master double bedroom, with a wall of built in floor to ceiling wardrobes, window to front.

#### BEDROOM 2

3.56m max x 3.38m (11'8" max x 11'1")

Double bedroom, window to front, built in triple wardrobe/cupboard.

#### BEDROOM 3

2.92m max x 2.21m max (9'7" max x 7'3" max)

Window to side, good 3rd bedroom, built in over stairs double cupboard.

#### BATHROOM

Stylishly appointed modern white suite comprising a tongue & groove panel bath with shower attachment, pedestal wash hand basin and close coupled wc, tiled surround together with paneling, window to rear.

#### GARDEN

Deep frontage - neatly lawned, boundary wall with hedgerow border, side drive leading to a detached single garage, exterior light.

Impressively large rear lawned garden over 100' in length, feather edge fenced, wrap-around patio area, both hot and cold taps, detached timber 12' x 10' garden shed.

#### GARAGE

4.93m x 2.36m (16'2" x 7'9")

Detached single garage with access via twin wooden doors, 2 windows to rear.

#### INFORMATION

We believe the property is Freehold.  
Council Band D £2,003.04 (2024/2025)










## LABURNUM WAY

, CF64 3NE - £400,000

 3 Bedroom(s)  2 Bathroom(s)  981.00 sq ft

Situated upon this popular road and located within an incredibly large plot you will find this beautifully presented semi detached house. Found in exceptional order. Boasting an impressively large rear garden - over 100' in length and southerly facing in addition to a deep 45' frontage. Re-configured throughout to provide a spacious and versatile home. Briefly comprising of a welcoming entrance hall, sitting room, lounge open to a modern fitted kitchen - integrated dishwasher plus built in double oven, hob & hood, breakfast room - French doors into the garden plus at the rear a stylishly appointed shower room/wc. To the first floor there are 3 bedrooms - built in wardrobes to all 3 plus a modern family bathroom/wc. Complimented with upvc double glazing and gas central heating plus solid wooden flooring to most rooms to the ground floor. Further benefitting from a long drive plus detached single garage. Viewing highly recommended.



### PROPERTY SPECIALIST

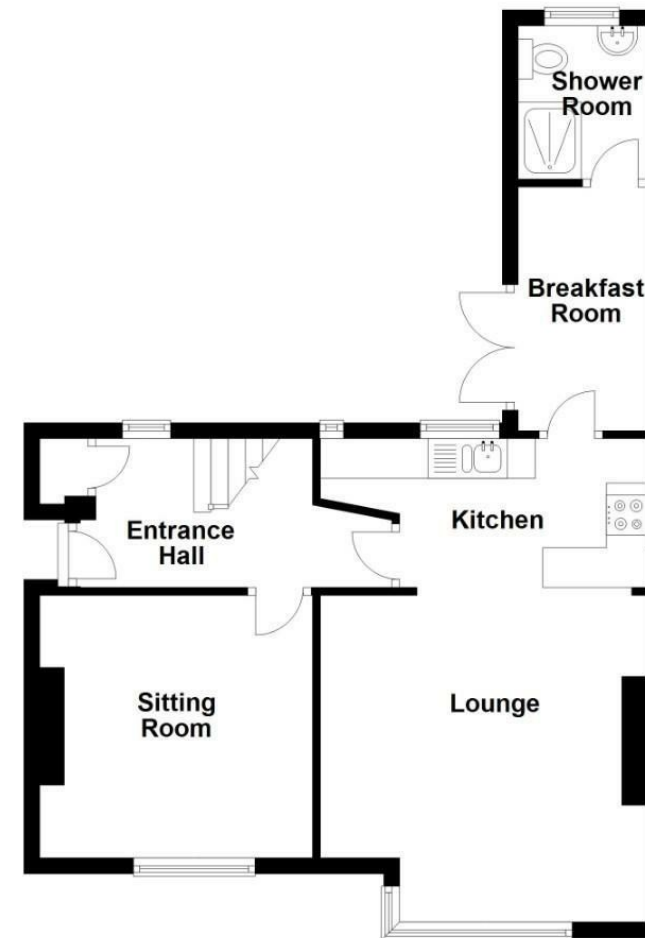
Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator



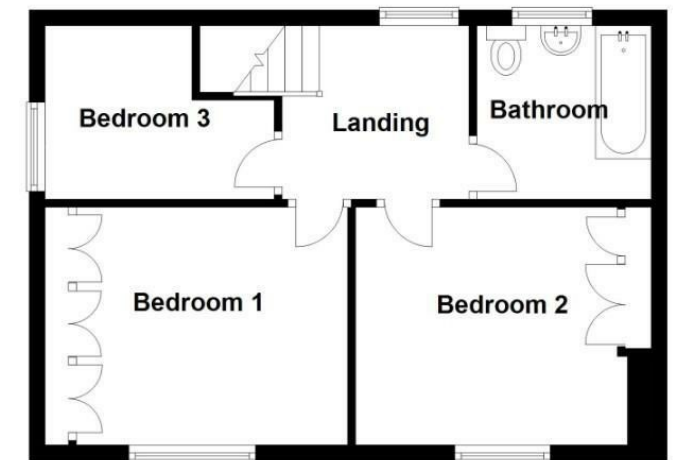




**Ground Floor**  
Approx. 50.8 sq. metres (546.3 sq. feet)



**First Floor**  
Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 sq. feet)



Laburnum Way, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	