

48 Laburnum Way

Penarth, Vale of Glamorgan, CF64 3NF



A ground floor extended three bedroom terraced house on a corner plot, found in good order throughout but with further potential to extended. Located in catchment for Victoria Primary and Stanwell Comprehensive schools, the property has extensive off road parking to the front and comprises a hall, living room, dining room and kitchen / diner on the ground floor along with three bedrooms, a bathroom and separate WC on the first floor. The rear garden is of good proportions and has a pleasant westerly aspect. EPC: TBC.

**David
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£335,000

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Accommodation

Ground Floor

Porch 9' 10" x 4' 6" (2.99m x 1.37m)

uPVC double glazed front door and window. Wooden inner door with side panel. Wood effect laminate floor. Recessed lights.

Entrance Hall

Fitted carpet. Recessed lights. Stairs to the first floor and doors into the living room and kitchen.

Living Room 10' 7" x 27' 1" (3.22m x 8.25m)

A spacious, extended living room with dining / playroom / study space to the rear. Large uPVC double glazed windows to the front and rear. Fitted carpet. Two central heating radiators. Power points and TV point. Wood burning stove. Coved ceiling. The rear, extended space is ideal as a playroom, dining room or home office and has uPVC double glazed doors into the garden.

Kitchen / Diner 13' 4" maximum x 17' 9" maximum (4.07m maximum x 5.4m maximum)

A dual aspect kitchen with dining space having a uPVC double glazed window to the side, window to the rear and a door into the garden. Fitted kitchen comprising wall units and base units with shaker style doors and wood effect laminate work surfaces. Range cooker with seven burner gas hob, double electric oven, grill and warming drawer. Space for fridge freezee. Plumbing for washing machine and dryer. One and a half bowl stainless steel sink with drainer. Cupboard with gas combination boiler. Part tiled walls. Under stair cupboard. Wood floor. The kitchen has been extended into what would have been the coal store, to create an additional dining area.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all rooms. uPVC double glazed window to the rear. Hatch to the loft space. Recessed light.

Bedroom 1 11' 3" plus wardrobes x 11' 9" (3.44m x 3.57m)

Bedroom 2 10' 7" x 11' 8" into doorway (3.23m x 3.56m into doorway)

The second front facing double bedroom with uPVC double glazed window. Built-in cupboard. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 7' 7" plus cupboard x 8' 1" (2.32m plus cupboard x 2.46m)

Single bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Built-in cupboard.

Bathroom 7' 5" into doorway x 5' 6" (2.26m into doorway x 1.68m)

Vinyl floor and tiled walls. Suite comprising a panelled bath with electric shower and glass screen and a wash hand basin. uPVC double glazed window to the rear. Heated towel rail. Extractor fan.

WC 4' 11" x 2' 7" (1.51m x 0.8m)

Vinyl flooring. uPVC double glazed window to the rear. Recessed light.

Outside

Front

Extensive off road parking laid to block paving. Deep planting bed. Gated access to the rear garden.

Rear Garden

An enclosed rear garden with a westerly aspect. Laid to paved patio and lawn, and with an area to the rear with pergola, raised planting bed and gated access to the rear parking area. Gated access to the front. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (WA452433).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,874.20 for the year 2023/24.

Approximate Gross Internal Area

1001 sq ft / 93 sq m.

Energy Performance Certificate

Floor Plan



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