

# 2 Laburnum Way

Penarth, Vale of Glamorgan, CF64 3NE



A well maintained three bedroom semi-detached house with front and rear gardens and plenty of potential to further upgrade and change. Currently comprising a porch, living room and kitchen with dining space on the ground floor along with three bedroom and a bathroom above. The rear garden has a private southerly aspect and the property is sold with no onward chain. The location is ideal for families and the property is in catchment for schools including Victoria Primary, Stanwell, Pen-y-Garth and Bro Morgannwg amongst others. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£345,000**

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## Accommodation

### Ground Floor

#### **Porch** 4' 8" x 2' 9" (1.42m x 0.83m)

Fitted carpet. Stairs to the first floor. uPVC double glazed front door and window. Wooden glazed panel inner door to the living room.

#### **Living Room** 17' 0" x 16' 2" maximum (5.17m x 4.92m maximum)

A spacious sitting room that accesses the garden and leads to the kitchen. Fitted carpet. Two central heating radiators. Coved ceiling. Power points and TV point. uPVC double glazed windows and doors to the garden. Fireplace with fitted gas fire, wooden surround and stone hearth.

#### **Kitchen** 13' 7" maximum x 17' 4" maximum (4.14m maximum x 5.28m maximum)

An L-shaped kitchen with dining space that opens onto the garden and has dual aspect with windows to the front and side. Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces and shaker style cabinet doors. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Plumbing for washing machine and a recess for a fridge freezer. Part tiled walls. Power points. Dado rails. uPVC double glazed door to the garden and windows to the front and side.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Central heating radiator. Hatch to the loft space. Doors to all rooms. uPVC double glazed window to the front with fitted Venetian blinds.

#### **Bedroom 1** 12' 7" x 10' 8" maximum (3.83m x 3.24m maximum)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Coved ceiling. Power points and TV point.

#### **Bedroom 2** 11' 2" x 10' 5" into doorway (3.41m x 3.18m into doorway)

The second double bedroom to the rear of the property that overlooks the garden. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 3** 8' 2" x 7' 7" (2.5m x 2.3m)

Fitted carpet. Built-in cupboard over the stairs with fitted shelving. uPVC double glazed window to the side with fitted Venetian blinds. Central heating radiator. Power points.

#### **Bathroom** 6' 10" x 6' 6" (2.08m x 1.98m)

Vinyl floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Part tiled and part plastic clad walls. uPVC double glazed window to the side. Built-in cupboard with gas combination boiler. Heated towel rail.

### Outside

#### **Front**

Front garden laid to lawn and with block paved pathways to the side and the front door. Area of stone chippings with mature planting and a privacy hedge to the front. Outside light.

#### **Rear Garden**

An enclosed rear garden of good proportions and with a south facing aspect. Natural stone patio and lawn with planting beds to both sides. Timber shed. Outside tap. Gated side access to the front.

### Additional Information

#### Tenure

The property is held on a freehold basis (WA317156).

#### Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

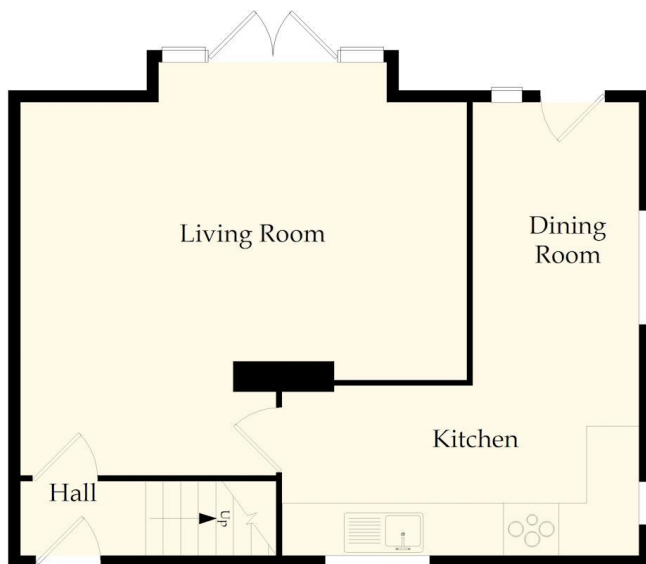
#### Approximate Gross Internal Area

807 sq ft / 75 sq m.

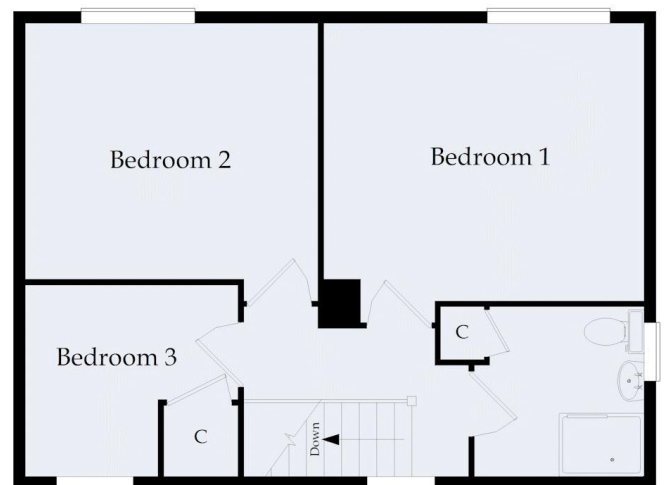
#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

#### Floor Plan



Ground Floor



First Floor

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