

33 Laburnum Way



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

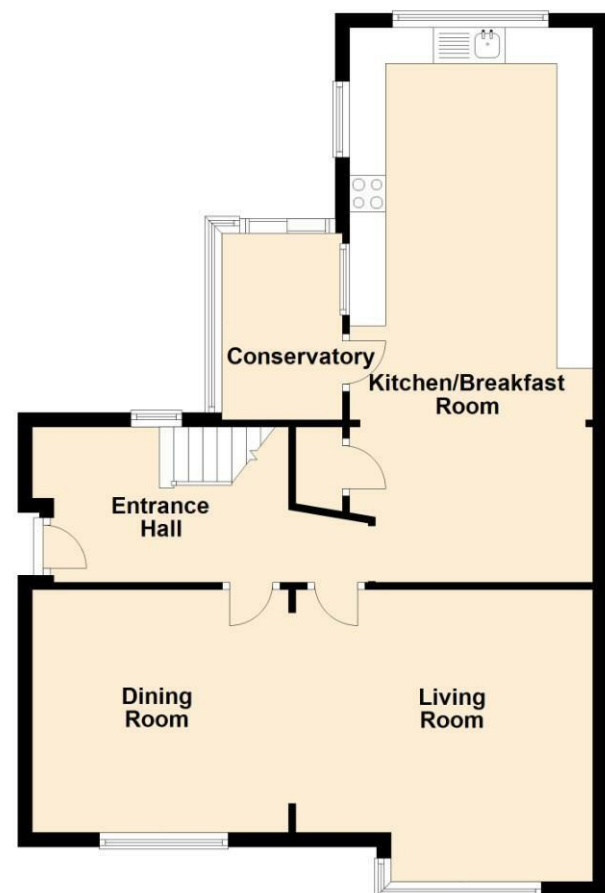
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

# SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 112.5 sq. metres (1211.2 sq. feet)

## 33 Laburnum Way

Penarth CF64 3NE

### £360,000

An extended and well maintained three bedroom semi detached house in a popular location. The property has a large rear garden with sunny aspect. Comprises hallway, living room/dining room, large kitchen/breakfasting room to ground floor, three bedrooms and bathroom to first floor. Good sized front garden with off road parking for one car, large rear garden. uPVC double glazing, gas central heating. Freehold. NO FORWARD CHAIN.

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





Front door to hallway.

**Hallway**

Doors to all ground floor rooms, stairs to first floor, window to side, meter cupboard and laminate flooring.

**Living Room**

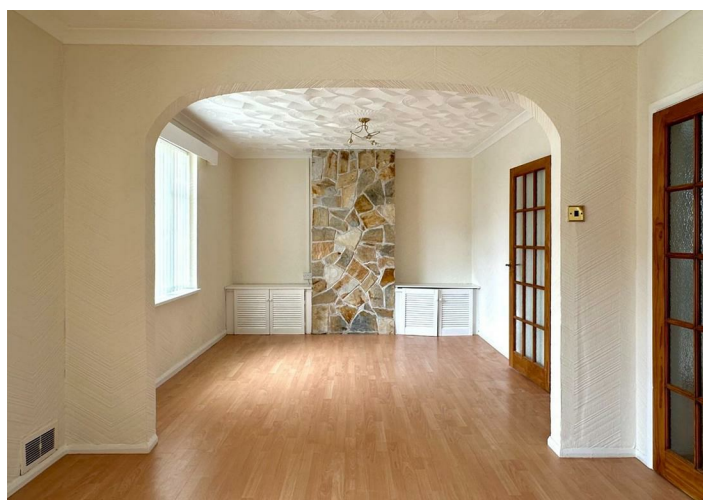
13'5" x 13'2" (into bay) (4.10m x 4.03m (into bay))

Bay window to front. Coal effect fire with stone surround and hearth, laminate flooring and radiator. Wide archway into dining room.

**Dining Room**

11'5" x 10'11" (3.50m x 3.35m)

Window to front. Laminate flooring, door from hallway, storage to both sides of chimney breast.

**Kitchen/Breakfasting Room**

25'2" x 13'2" (into bay) (7.68m x 4.03m (into bay))

Windows to side. Fitted kitchen with a range of base and matching wall units, contrasting marble effect work top, stainless steel sink and drainer with mixer tap. Tiled splashback, space and plumbing washing machine, space for fridge., space for gas cooker, radiator, space for dining table and chairs. Door into the conservatory.

**Conservatory**

8'4" x 5'6" (2.56m x 1.69m)

Small conservatory with sliding patio doors giving access to the rear garden. Carpet.

**First Floor Landing**

Doors to all first floor rooms, window to rear, carpet and loft access.

**Bedroom 1**

11'8" x 10'10" (3.57m x 3.32m)

A double bedroom. Window to front. Laminate flooring, built-in wardrobes and airing cupboard with radiator.

**Bedroom 2**

13'3" x 10'11" (4.05m x 3.34m)

A second double bedroom. Window to front. Built in wardrobes and storage, laminate flooring and radiator.

**Bedroom 3**

9'6" x 7'0" (2.92m x 2.15m)

A single bedroom. Window to side. Over stairs store cupboard housing the combination boiler, laminate flooring and radiator.

**Bathroom**

7'4" x 7'0" (2.25m x 2.15m)

Opaque window to rear. Comprising a shower enclosure, pedestal wash basin and wc. Vinyl flooring, chrome ladder style radiator, fully tiled walls, airing cupboard with radiator and shelving.

**Front Garden**

Good sized lawned front garden with deep well stocked borders, mature planting and shrubs. Hardstanding providing off road parking for one car. Side gate to rear garden.

**Rear Garden**

Large mainly lawned rear garden with patios across the back of the house and at to the far end of the garden, shed, greenhouse and outside tap.



Council Tax

Band D £ 2,003.04 p.a. (24/25)

Post Code

CF64 3NE

