



Selling with us

Property Details Approval Form

16 Laburnum Way,
Penarth, South Glamorgan,
Wales, CF64 3NE

Date: 09 June 2025

Property Ref and Version: PTH304276 - 0001

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£375,000

Tenure: Freehold

Key Features

- COUNCIL TAX BAND D
- THREE BEDROOM SEMI DETACHED
- CONSERVATORY TO REAR
- DRIVEWAY
- EPC Rating: D

Short Description

THREE BEDROOM - CONSERVATORY - UTILITY ROOM Comprising of an entrance hall, lounge, sitting room, conservatory, fitted kitchen, three bedrooms and a family bathroom. Rear enclosed garden and a driveway to the front.

Long Description

THREE BEDROOM - CONSERVATORY - UTILITY ROOM This three bedroom family home comprises of an entrance hall, lounge, sitting room, conservatory with doors onto the rear garden and a kitchen. Upstairs there are three bedrooms and a family bathroom. Additionally, it offers a rear enclosed garden and a driveway to the front.

Close to local amenities and transport links and catchment for Victoria Primary & Stanwell Secondary School making it an ideal family home

Directions

Agent Note

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Room Description

Lounge

16' 8" x 14' 4" (5.08m x 4.37m)

Kitchen

13' 1" x 6' 3" (3.99m x 1.91m)

Utility Room

10' 2" x 6' 3" (3.10m x 1.91m)

Landing

Bedroom One

12' 2" x 10' 5" (3.71m x 3.17m)

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

Bedroom Three

8' 5" x 8' (2.57m x 2.44m)

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Room Description

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Property Images

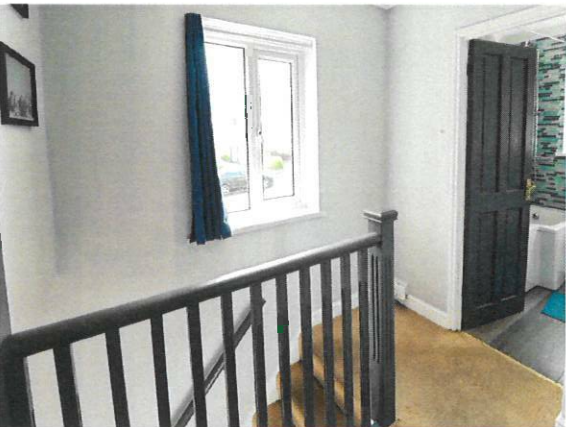


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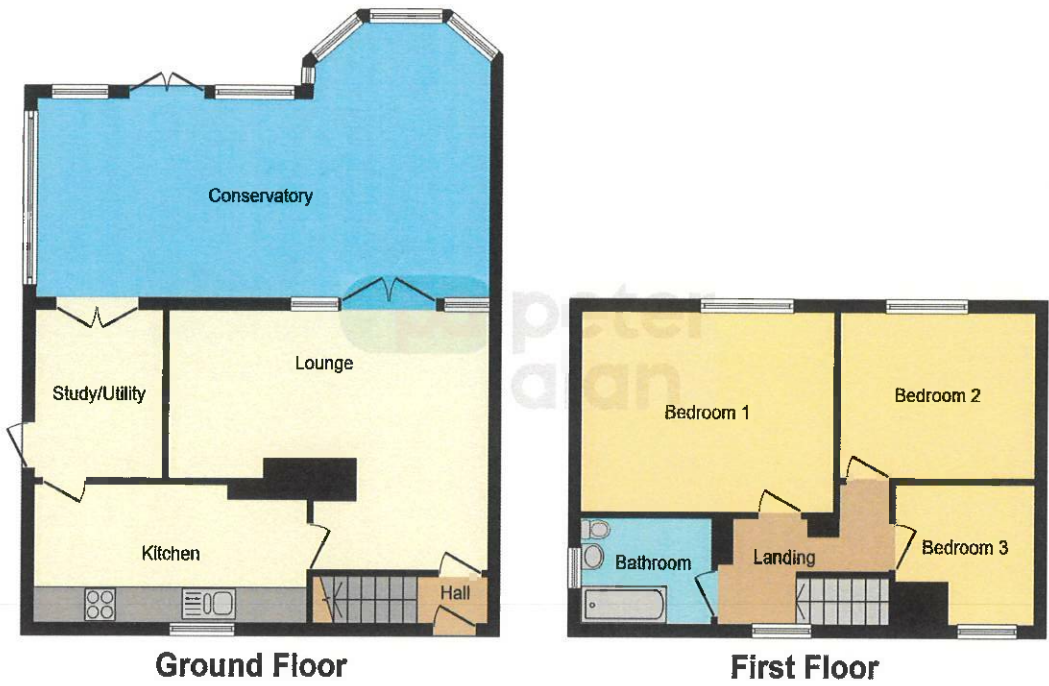


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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

	Signature	Date
Kasey Cartlidge		9-6-25
Mr L. Martin		09/06/25

