





Laburnum Way, Penarth, CF64 3NF

allen & harris

Welcome to

Laburnum Way, Penarth

A fantastic opportunity to purchase a well-proportioned three-bedroom home in a quiet, sought-after location in Penarth. This property offers excellent potential for families, first-time buyers, or those looking to downsize, with a generous layout and a private garden ideal for outdoor living.

Lounge
13' 6" x 13' (4.11m x 3.96m)
Double glazed window to front, radiator.

Dining Room
11' 3" x 10' 10" (3.43m x 3.30m)
Double glazed window to front, radiator.

Kitchen
10' 7" x 7' (3.23m x 2.13m)
Double glazed window to rear, floor and wall mounted kitchen units with contrasting work surface over, one and a half bowl and drainer sink unit with mixer tap over, electric oven and hob with cooker hood over, space for fridge-freezer, storage area with 2 year old wall-mounted gas combination boiler, laminate flooring, radiator and door to outhouse.

Outhouse
10' 5" x 5' 8" (3.17m x 1.73m)
Door to side leading to rear garden with double glazed windows either side, space for washing machine, tiled floor, door to wc.

Wc
Window to side, wc, tiled floor

Landing
Double glazed window to rear, radiator, doors to bedrooms and bathroom.

Bedroom 1
11' 9" x 10' 10" (3.58m x 3.30m)
Double glazed window to front, built in storage cupboard and radiator.

Bedroom 2
13' 1" x 10' 11" (3.99m x 3.33m)
Double glazed window to front, built in storage cupboard and radiator

Bedroom 3
9' 5" x 7' (2.87m x 2.13m)
Double glazed window to side. over-stair storage cupboard and radiator

Bathroom
Double glazed window to rear, wc, pedestal wash hand basin, panelled bath with electric shower over, radiator and fully tiled walls.

Front Garden
Front garden with side access to rear garden

Rear Garden
Enclosed rear garden laid to lawn with mature tree and hedged boundaries, block built storage shed.



Ground Floor **First Floor**

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





Welcome to

Laburnum Way, Penarth

- Three bedroom property in a sought after area of Penarth
- Spacious living area, separate dining room and functional kitchen
- Enclosed rear garden with mature tree and hedge boundaries
- Close to local schools, shops, and green spaces
- Convenient access to Penarth town centre and Cardiff via road and public transport

Tenure: Freehold EPC Rating: C
Council Tax Band: D



directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed across the lights along Stanwell Road and at the mini roundabout take the second exit onto Cornerswell Road. At the end of the road turn right Redlands Road and then take the first left onto Elfed Avenue. Take the first left onto Maple Road and then turn right onto Laburnum Way. The property can be found on the right hand side marked by our For Sale board.

view this property online allenandharris.co.uk/Property/PNR106776

The Property Ombudsman

Property Ref:
PNR106776 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

029 2070 5528

penarth@allenandharris.co.uk

6 Andrews Buildings, Stanwell Road, PENARTH, Wales, CF64 2AA

allenandharris.co.uk