



**Laburnum Way, Penarth, CF64 3NF**

## **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](http://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

# £315,000

#### 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](https://allenandharris.co.uk/Property/PNR106776)



Property Ref:  
PNR106776 - 0005

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