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CARDIFF VALE CAERPHILLY BRISTOL




# Laburnum Way



*Newly refurbished with beautiful new kitchen and located in a very popular location.*

Comments by Mr Jeff Hopkins



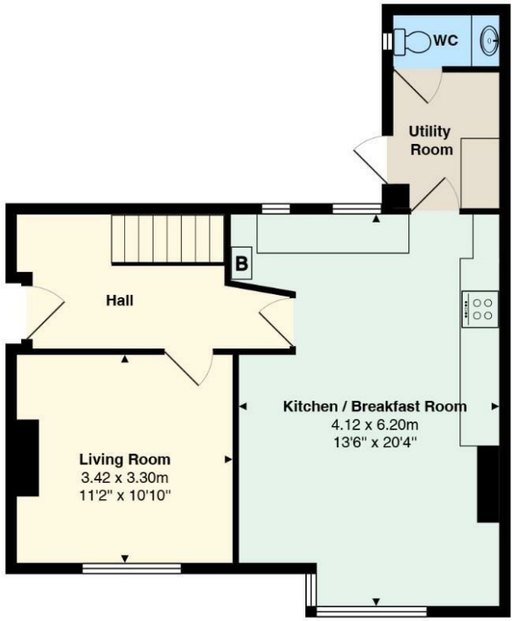

**Property Specialist**

Mr Jeff Hopkins

Valuer

jeff@jeffreyross.co.uk

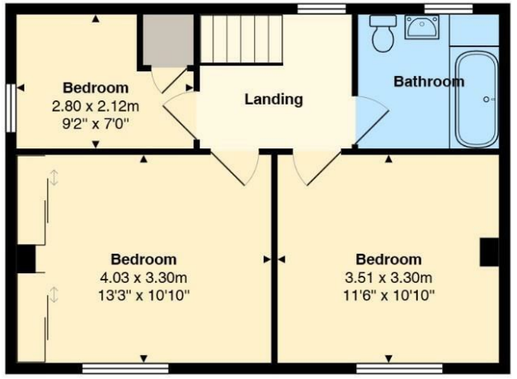



## Laburnum Way

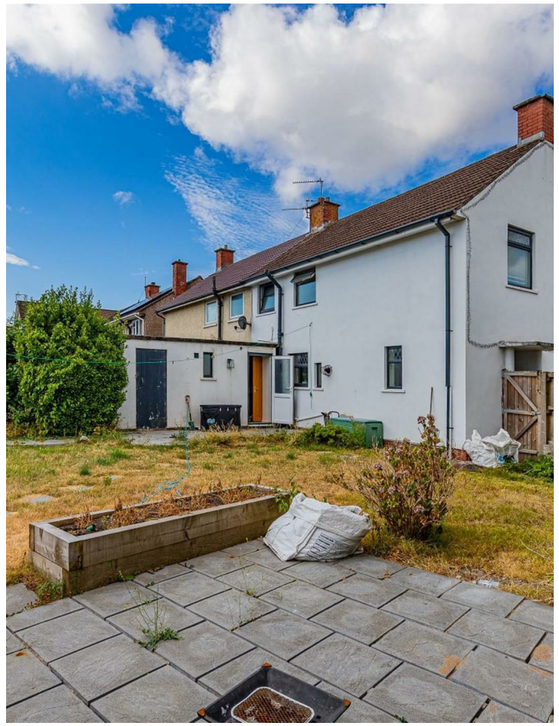
Total Area: 91.3 m² ... 982 ft²

All measurements are approximate and for display purposes only











# Laburnum Way

*, Penarth, CF64 3NF*

## £372,000

3 Bedroom(s) | 2 Bathroom(s) | 1001.00 sq ft



Contact our
*Penarth Branch*
02920415161

Well located on this very popular road is this newly refurbished semi detached family home. Situated upon a large corner plot with a generous enclosed rear garden. The accomodation comprises a spacious entrance hall with wood flloring which continues into both reception rooms and the kitchen. There is a lounge and a seperate living/dining room which is open plan to a beautiful brand new stylish fitted kitchen with marble style stone counter tops and built in appliances, there is a newley fitted utility room and cloaks/W.C. To the first floor there are 3 bedrooms plus a recently re-fitted stylish family bathroom/W.C. Complimented with upvc double glazing and gas central heating with a new combi boiler. The private rear garden laid to lawn and patios with storage shed. Viewing recommended. No Onward Chain.





**Entrance hall**

**Lounge 11'2 x 10'10 (3.40m x 3.30m)**

**Kitchen/Living room 11'6 x 10'10 (3.51m x 3.30m)**

**Utility room**

**Cloakroom/W.C**

**First floor landing**

**Bedroom 1 13'3 x 10'10 (4.04m x 3.30m)**

**Bedroom 2 11'6 x 10'10 (3.51m x 3.30m)**

**Bedroom 3 9'2 x 7'0 (2.79m x 2.13m )**

**Bathroom**

**Outside**

Frontage and large rear garden

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**Council tax**

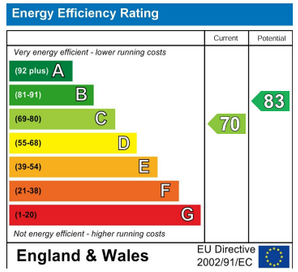
Band D










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
83
England & Wales
EU Directive 2002/91/EC



