

7 Laburnum Way



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

SHEPHERD SHARPE



Ground Floor



Total area: approx. 87.1 sq. metres (937.1 sq. feet)
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Dinas Powys CF64 4TH

£395,000

An attractive two double bedroom semi detached bungalow situated in a popular, quiet cul-de-sac. Comprises central hallway with cloaks cupboard, large lounge, good size kitchen which is semi open plan to the conservatory/dining area, two double bedrooms and a fully tiled shower room. Front garden with off road parking, driveway to garage, rear garden with patio, lawn and mature planting. The property was improved a number of years ago and whilst being a little dated has modern windows and heating system, kitchen and bathroom. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



uPVC double glazed front door with matching full height side panel to hallway.

Hallway

The glazed door allows for plenty of light flooding to the main central hallway. Carpet, radiator, coved ceiling, loft access, cloaks cupboard with access to Baxi combination boiler plus additional shelving, boxed-in electric meter and consumer unit with protection.

Lounge

18'6" x 12'4" (5.66m x 3.76m)

A nicely proportion living room very light and bright. uPVC double glazed window to front. Traditional fire surround with living flame coal effect gas fire, carpet, radiator, coving, two contemporary wall lights.



Kitchen

18'6" x 12'4" (5.66m x 3.76m)

Renewed in 2004. Comprising wood grain effect kitchen units, contrasting worktop, sink with half bowl and drainer, lever mixer tap. Five burner gas hob, split level Hotpoint oven and grill, integrated combination microwave, integrated Hotpoint dishwasher, column fridge. Attractive tiled flooring, splashback, modern plastered ceiling, coving, radiator. Opening and large window opening into the conservatory.

Conservatory/Breakfast Area

14'4" x 9'10" (4.38m x 3.0m)

Glazed two sides, access and space for wine chiller, glass cupboards, lighting and power, low level plastered walls, tiled floor. uPVC double glazed windows and door to rear, uPVC double glazed roof panels with integrated blinds. Some upgrading required.



Bedroom 1

10'4" x 11'10" (plus wardrobes) (3.17m x 3.62m (plus wardrobes))

A good size double bedroom. Large uPVC double glazed window looking onto patio and garden. Quality built-in wardrobes, carpet, radiator, coved and plastered ceiling, neutral decoration.

Bedroom 2

10'8" (max) x 10'5" (3.27m (max) x 3.20m)

A second double room. uPVC double glazed to front. Carpet, radiator, coving.

Shower Room

7'1" x 6'4" (2.18m x 1.95m)

Previously a bathroom. Fully tiled and attractively presented. Comprising tiled shower enclosure with brushed stainless folding doors, chrome shower fitting and accessories, wash hand basin with mixer tap, Grohe back to the wall wc, all in white. Mirror cabinet, towel rail, chrome ladder radiator, light fitting with extractor, plastered ceiling with modern downlighting. uPVC double glazed window side.

Front Garden

Block paviour hardstanding and driveway, off road parking for a several cars, part laid to lawn with mature planting, two steps lead up to the front door.



Garage

Requires some upgrading. Detached single garage with up and over door, access to garden. To the rear of the garage there is a utility area with space and plumbing for washing machine.

Rear Garden

An attractive rear garden with generous patio, steps leading down to an area of lawn with raised beds, greenhouse, pedestrian access to garage.

Council Tax

Band E £2,698.10 p.a. (26/27)

Post Code

CF64 4TH

