

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

LABURNUM WAY



**ENTRANCE HALL****LOUNGE**

4.14m max x 3.99m into bay (13'7" max x 13'01" into bay)

DINING ROOM

3.40m max x 3.30m (11'2" max x 10'10")

KITCHEN

3.61m max x 2.08m (11'10" max x 6'10")

UTILITY ROOM

2.13m x 1.68m (7' x 5'6")

SHOWER ROOM/W.C**FIRST FLOOR LANDING****BEDROOM 1**

4.01m max x 3.30m (13'2" max x 10'10")

BEDROOM 2

3.56m max x 3.30m (11'8" max x 10'10")

BEDROOM 3

2.79m max x 2.11m (9'2" max x 6'11")

BATHROOM**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





LABURNUM WAY

CF64 3NF - £350,000



3

Bedroom(s)



2

Bathroom(s)



996.00

sq ft

Well located upon this highly popular road is this well presented semi detached family home. Situated upon a large corner plot with a generous enclosed rear garden. The briefly comprising a spacious entrance hall with wood effect flooring which continues into both reception rooms and the kitchen. There is a spacious lounge and a separate dining room and a modern fitted kitchen and there is a ground floor shower room/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. The private rear garden laid to lawn and patios with storage shed. Viewing recommended.



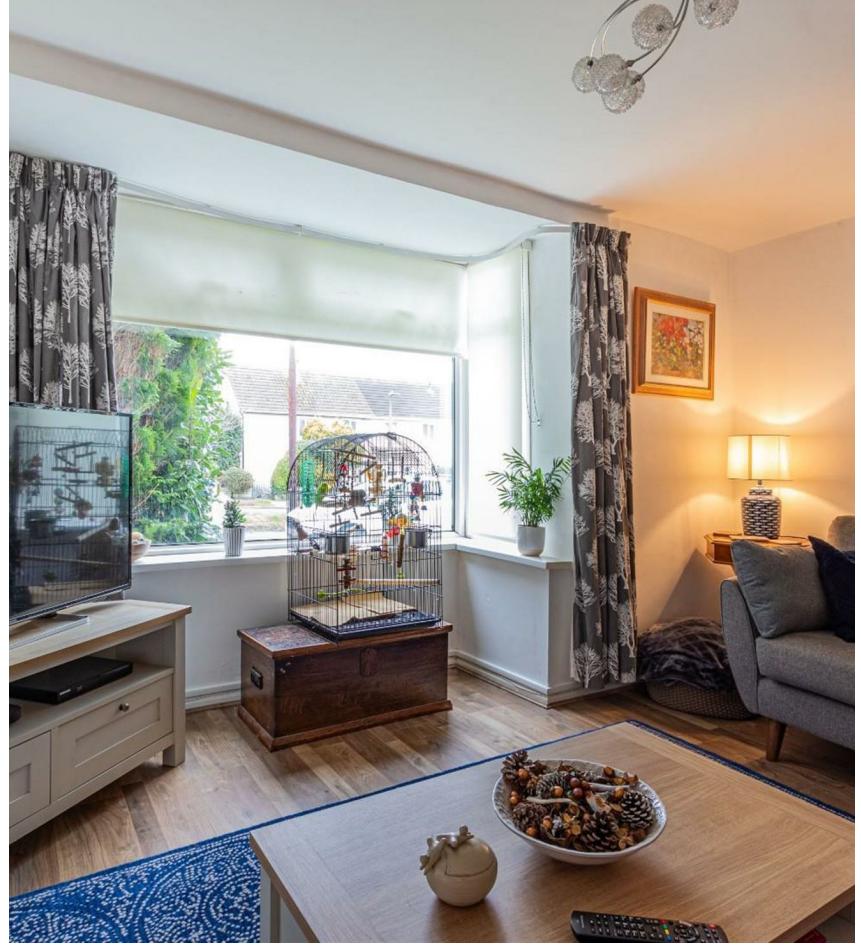
PROPERTY SPECIALIST

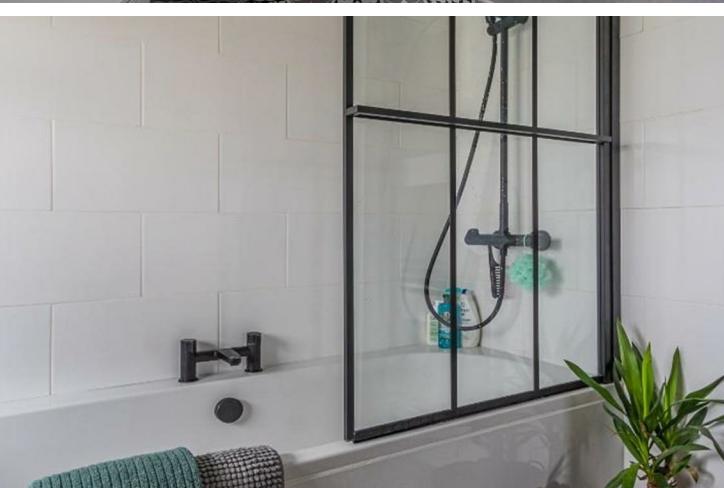
Mr Jeff Hopkins

jeff@jeffreyross.co.uk

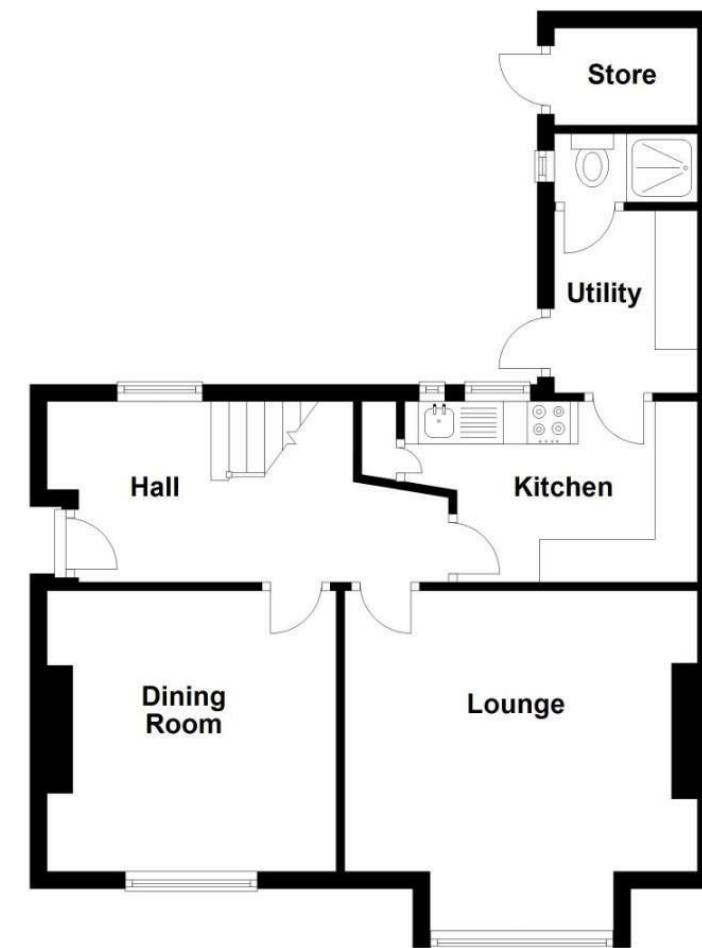
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Valuer

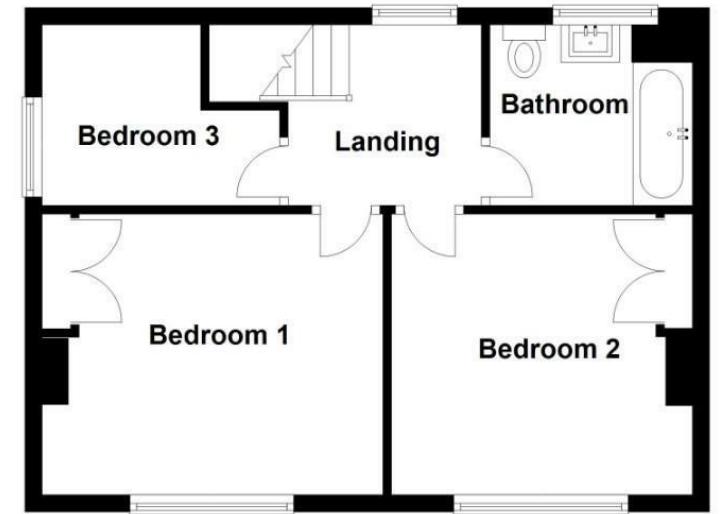




Ground Floor
Approx. 50.5 sq. metres (543.7 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 92.6 sq. metres (996.7 sq. feet)



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

EU Directive
2002/91/EC



Laburnum Way, Penarth