

2 Laburnum Way



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Penarth CF64 2AA

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

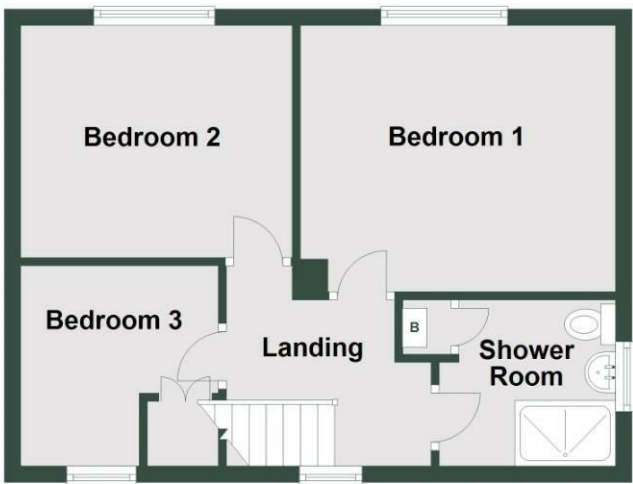
SHEPHERD SHARPE



Ground Floor



First Floor



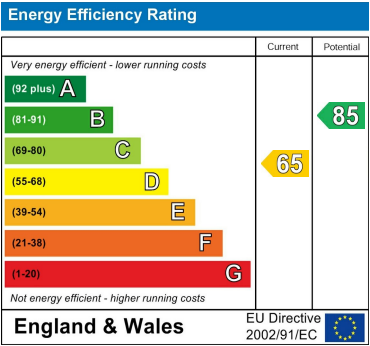
Total area: approx. 79.1 sq. metres (851.3 sq. feet)
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£325,000

An excellent three bedroom semi detached family home, found in great catchment for both Victoria and Stanwell schools. This well maintained family property comprises hallway, lounge/dining room, L shaped kitchen/breakfasting room, three bedrooms and shower room. It is well presented throughout, decorated in neutral colours, gas central heating, carpets, uPVC double glazing. Front, side and rear gardens. Great potential. Freehold. NO CHAIN.





uPVC double glazed front door to hallway.
Hallway
Carpet, stairs to first floor, uPVC double glazed window to front, cupboard housing electric meter and fuse box.

Lounge/Dining Room
16'11" x 15'7" (5.17m x 4.75m)
Large L shaped lounge/dining room. uPVC double glazed windows and French doors leading out to large terrace and garden. Contemporary fire surround with living flame coal effect gas fire, carpet, radiator, understair store cupboard.

Kitchen/Breakfasting
13'5" x 17'4" (max) (4.11m x 5.29m (max))
A good sized L shaped room kitchen. uPVC double glazed windows to front and side, door to rear garden. Shaker style oak effect fitted kitchen, dark granite effect worktop, sink and drainer with lever mixer tap. Plumbing for washing machine, split level electric oven, tiled floor, space for breakfast table and chairs, radiator.

First Floor Landing
A bright and light landing. uPVC double glazed window to side. Carpet, radiator, loft access.

Bedroom 1
12'6" x 10'7" (3.82m x 3.25m)
uPVC double glazed window to rear. Carpet, coved ceiling, radiator.

Bedroom 2
11'2" x 9'9" (3.41m x 2.98m)
A second double bedroom. uPVC double glazed window to rear. Carpet, radiator.

Bedroom 3
7'8" x 8'2" (max) (2.35m x 2.50m (max))
An L shaped third bedroom. uPVC double glazed window to front. Carpet, radiator, built-in store cupboard.

Shower Room
Previously a bathroom now a modern shower room. Comprising low profile satin chrome shower enclosure with acrylic wall boarding, modern shower, wash hand basin and wc, both in contemporary style in white with chrome finish. Chrome ladder radiator, tiled walls, vinyl flooring, boiler cupboard housing combination boiler with storage beneath . uPVC double glazed window.

Front Garden
Pretty front garden with raised beds, lawn, magnolia tree and hedge.

Side Garden
Natural stone terrace with area for recycling, secure gated side access to front.

Rear Garden
Large rear garden tapering to the end, lawn, large natural stone patio.

Council Tax
Band D £2,124.01 p.a. (25/26)

Post Code

