



32 Laburnum Way  
Penarth, CF64 3NF

Watts  
& Morgan



# 32 Laburnum Way

Penarth, CF64 3NF

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**£319,950 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A three bedroom, semi-detached family home. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, dual aspect living room, kitchen/dining room, utility room. First floor landing, two double bedrooms, third spacious single bedroom, shower room and cloakroom. Externally the property benefits from landscaped front and West facing rear garden. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 0.8 miles

Cardiff City Centre – 4.2 miles

M4 Motorway – 10.2 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door with a double glazed side panel into a hallway benefiting from carpeted flooring and a carpeted staircase leading to the first floor.

The spacious, dual aspect living room enjoys carpeted flooring, set of uPVC double glazed sliding doors providing access to the rear garden and a uPVC double glazed window to the front elevation.

The kitchen/dining room has been fitted with a laminate work surface. Space and plumbing has been provided for freestanding white goods. The kitchen/dining room benefits from carpeted flooring, a stainless steel sink, an understairs storage cupboard, a large pantry cupboard, a recessed cupboard housing the wall mounted 'Halstead' combi boiler, a uPVC double glazed window to the rear elevation and a partially glazed uPVC door providing further access to the rear garden.

The utility room is a versatile space benefiting from tile effect vinyl flooring and two obscure uPVC double glazed windows to the front and side elevations.

### First Floor

The first floor landing benefits from carpeted flooring, a loft hatch providing access to the loft space and an obscure uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, two sets of recessed wardrobes and a uPVC double glazed window to the front elevation.

Bedroom two is another double bedroom enjoying carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

Bedroom three is a spacious single bedroom and benefits from carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

The shower room has been fitted with a 2-piece suite comprising; a large walk-in shower cubicle with an electric shower over and a pedestal wash-hand basin. The shower room further benefits from vinyl flooring, partially tile/partially aqua clad walls and an obscure uPVC double glazed window to the rear elevation.

The cloakroom has been fitted with a WC and further benefits from carpeted flooring, partially tiled walls and an obscure uPVC double glazed window to the rear elevation.



## Garden & Grounds

32 Laburnum Way is approached off the street onto a concrete path providing access to the property. The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

The private and enclosed West facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. The rear garden further benefits from two wooden storage sheds and a greenhouse.

## Additional Information

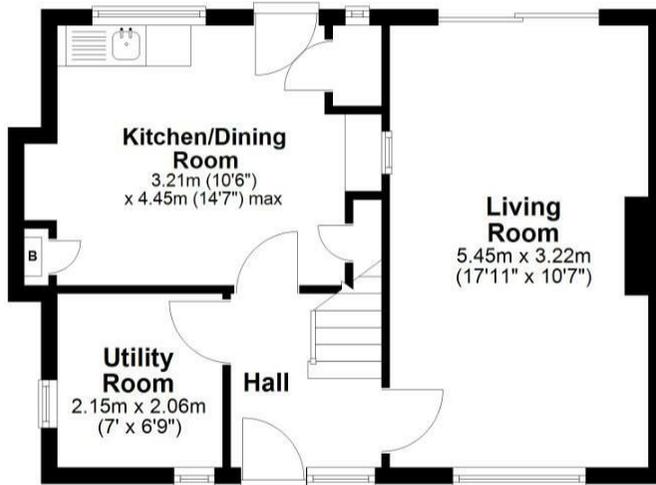
All mains services connected.

Freehold.

Council tax band 'D'.

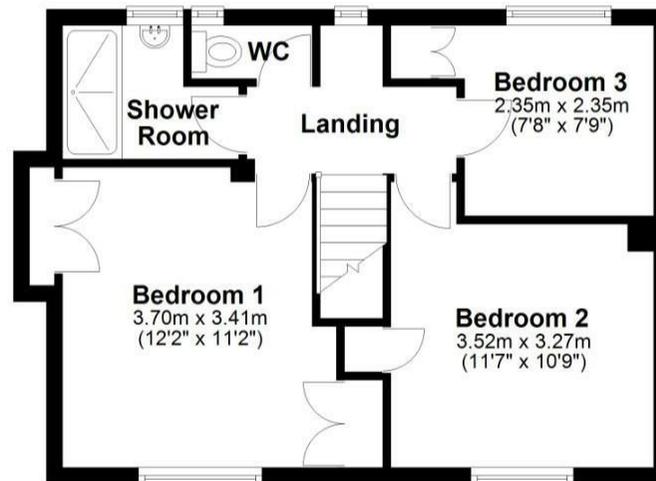
### Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)

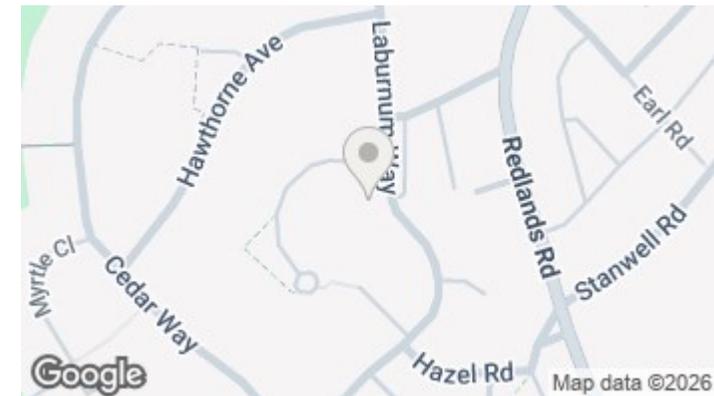


### First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 81.5 sq. metres (877.2 sq. feet)



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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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