



Moorland Road, Splott Cardiff CF24 2LP

welcome to

Moorland Road, Splott Cardiff

A characterful traditional bay-fronted end-terrace in popular Splott, offering three bedrooms, two reception rooms, kitchen, utility and enclosed rear garden. Ideally located for local amenities, Cardiff City Centre and excellent transport links. Viewing highly recommended.

Ground Floor

Entrance

Single wooden front door into:

Hallway

Stairs rising to first floor, original floor tiles and doors providing access to:

Living Area

13' 7" x 12' 8" (4.14m x 3.86m)

Single glazed wooden sash bay window to front aspect, original fireplace and tiled hearth (the vendor has advised that the fireplace is fully functional), shelved alcoves, original coving and picture rail, wooden floorboards, radiator and opens to:

Dining Area

13' 1" x 10' 8" (3.99m x 3.25m)

Single glazed sash window to side aspect, original coving, picture rail, floorboards, fitted cupboard, radiator and single glazed wooden door providing access to:

Storage

Polycarb roof, original Victorian tiled flooring and timber door providing access to rear garden.

Kitchen

13' 3" x 9' 3" (4.04m x 2.82m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven and microwave, cooker hood, dishwasher, built in pantry, half wood panelled wall, radiator, vinyl flooring, single glazed sash window to side aspect and door providing access to:

Utility Room

8' 7" x 5' 11" (2.62m x 1.80m)

Single glazed sash window to side aspect, spaces for washing machine and fridge/freezer, cupboard housing combi boiler, wooden door providing access to rear garden and access to:

Downstairs Wc

Fitted with a WC and tiled flooring.

First Floor

Landing

Loft hatch, wooden floorboards and doors providing access to:

Bedroom One

16' 4" x 13' 2" (4.98m x 4.01m)

Single glazed wooden sash bay window to front aspect, additional single glazed wooden sash window to front aspect, wooden floorboards, original fireplace, shelved alcove and original coving.

Bedroom Two

11' 10" x 10' 3" (3.61m x 3.12m)

Double glazed windows to side and rear aspect and radiator.

Bedroom Three

11' x 9' 3" (3.35m x 2.82m)

Sloped ceiling, double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator, partially tiled walls, wooden floorboards and double glazed window to side aspect.

Outside

Front Forecourt

Wrap around forecourt to front and side, original boundary wall with iron railing and tree.

Rear Garden

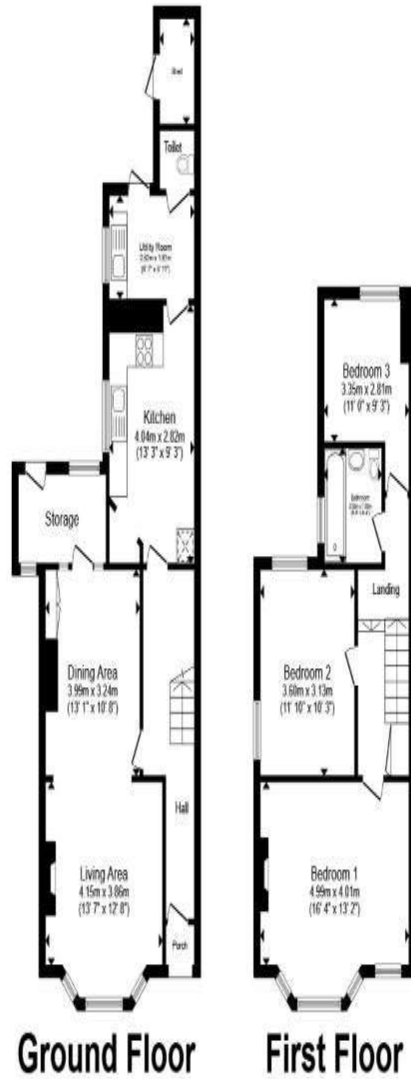
Wrap around corner plot with slate chipped area, stone raised bed, clay tile patio area, brick built storage shed and gated side access.

Additional Information

The vendors have advised that they have recently installed a newly fitted boiler, Hive thermostat and water meter.

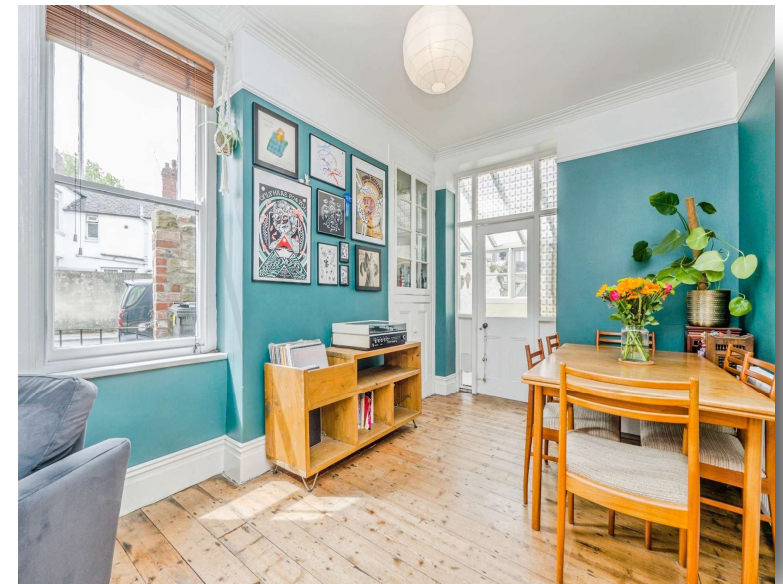
Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 109.9 m² (1,183 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Moorland Road,
Splott Cardiff

- End Terraced Bay Fronted Family Home
- Three Bedrooms
- Living Area/Dining Area
- Fitted Kitchen and Utility Room
- Downstairs WC and Storage

Tenure: Freehold EPC Rating: F
Council Tax Band: D

offers in excess of

£300,000



view this property online allenandharris.co.uk/Property/ROA114887



Property Ref:
ROA114887 - 0004

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