



**Moorland Road, Splott Cardiff CF24 2LF**

**welcome to**

## **Moorland Road, Splott Cardiff**

A traditional bay fronted mid terraced home situated in the popular location of SPLOTT, with detached coach house, within walking distance of local amenities and within easy access to Cardiff City Centre and the A48/M4 access corridor. Viewing's Highly Recommended!

### **Ground Floor**

#### **Entrance**

Via a newly fitted composite front door to a small porch with original tiling to wall and floor. Original front door leading to:

#### **Hallway**

Stairs rising to first floor, original tiled flooring and access to:

#### **Lounge**

14' 2" x 11' 9" ( 4.32m x 3.58m )

Double glazed bay window to front aspect, original coving, powerpoint and electric fireplace.

#### **Sitting Room/ Study**

11' 7" x 8' 9" ( 3.53m x 2.67m )

Currently being used as a study, original slate fireplace, built in original pine cupboard and access to:

#### **Downstairs Wet Room/ Wc**

Fitted with a three piece suite comprising shower, wash hand basin, WC and double glazed window to rear aspect.

#### **Dining Room**

14' 1" x 10' 4" ( 4.29m x 3.15m )

Double glazed window to side aspect, original corner cabinet, understairs cupboard and access to:

#### **Kitchen Area**

11' 1" x 10' 4" ( 3.38m x 3.15m )

Fitted with a range of Farmhouse style wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, powerpoint, tiled flooring and doors providing access to rear garden.

#### **Utility Area**

4' 8" x 9' 2" ( 1.42m x 2.79m )

Spaces for washing machine and tumble dryer.

### **First Floor**

#### **Landing**

Loft access (the vendor has advised that there is an aluminium ladder, the loft is insulated but not boarded) and doors providing access to:

#### **Bedroom One**

16' 1" Max x 14' 4" ( 4.90m Max x 4.37m )

Double glazed bay window to front aspect, original slate fireplace and powerpoint.

#### **Bedroom Two**

11' 7" x 9' 8" Max ( 3.53m x 2.95m Max )

Double glazed window to rear aspect and powerpoint.

#### **Bedroom Three**

7' 9" x 7' 6" ( 2.36m x 2.29m )

Double glazed window to side aspect.

#### **Bedroom Four**

10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed window to rear aspect and powerpoint.

#### **Bathroom**

7' 5" x 5' 1" ( 2.26m x 1.55m )

Fitted with a three piece suite comprising bath, wash hand basin, WC, partially tiled and double glazed window to side aspect.

### **Outside**

#### **Front Forecourt**

Pathway with original tiling leading to newly fitted composite front door.

#### **Rear Garden**

Enclosed, block paving, lawn, mature shrubbery and pergola with grapevine.

#### **Side Access**

Lane with gated access to North Park Road.

### **Detached Coach House**

#### **Ground Floor**

24' 9" x 15' 7" ( 7.54m x 4.75m )

Open plan area, two small workrooms, stairs rising to:

#### **2x Workshops**

9' 8" x 8' 5" ( 2.95m x 2.57m )

#### **First Floor**

24' 9" x 15' 7" ( 7.54m x 4.75m )

Multi purpose area, double glazed window to side aspect and access to boarded attic.

#### **Additional Information**

The vendor has advised that the detached coach house is multi functional and can be used for leisure activities, working at home or possibly a conversion for a stand alone two bedroom dwelling with kitchen, bathroom etc (subject to appropriate planning consent). The coach house is in very good condition, with outside space for parking. There is private access from North Park Road.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Moorland Road,**  
**Splott Cardiff**

- Traditional Bay Fronted Mid Terrace
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen/ Utility Area
- Downstairs Wet Room/ WC
- First Floor Bathroom
- Detached Coach House

Tenure: Freehold EPC Rating: C  
offers in excess of

**£320,000**



**view this property online** [allenandharris.co.uk/Property/ROA110847](http://allenandharris.co.uk/Property/ROA110847)  
**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [allenandharris.co.uk](http://allenandharris.co.uk)



Property Ref:  
ROA110847 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](http://allenandharris.co.uk)