



Moorland Road, Splott Cardiff CF24 2LF

welcome to

Moorland Road, Splott Cardiff

A traditional bay fronted THREE BEDROOM MID TERRACED, with some original features, situated in the popular location of SPLOTT, within walking distance of local amenities and within easy access to Cardiff City Centre and the A48/M4 access corridor. Viewing Highly Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, original floor tiles, original coving and access to:

Lounge Area

12' x 11' 6" plus bay (3.66m x 3.51m plus bay)

Double glazed bay window to front aspect, gas fire, original coving, radiator and opens to:

Dining Area

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to rear aspect, radiator and original coving.

Reception Room Three

14' 7" plus door recess x 10' 3" (4.45m plus door recess x 3.12m)

Two double glazed windows to side aspect, gas fire, radiator and laminate flooring.

Kitchen

10' 2" x 9' 8" (3.10m x 2.95m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and washing machine, cooker hood, clay floor tiles, double glazed window to rear aspect and double glazed door to side aspect.

First Floor

Landing

Original fitted cupboard, dado rail, radiator and doors providing access to:

Bedroom One

16' 2" x 11' 6" plus bay (4.93m x 3.51m plus bay)

Double glazed bay window to front aspect, additional double glazed window to front aspect, original coving, laminate flooring and radiator.

Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)

Double glazed window to rear aspect, radiator and laminate flooring.

Bedroom Three

10' 7" x 10' 1" (3.23m x 3.07m)

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Bathroom

Fitted with a three piece suite comprising freestanding bath, WC, wash hand basin, heated towel rail, tiled walls, vinyl flooring and double glazed window to side aspect.

Separate Wc

Fitted with a two piece suite comprising WC, wash hand basin, vinyl flooring, wall mounted combi boiler, loft hatch and single glazed wooden window to side aspect.

Outside

Front Forecourt

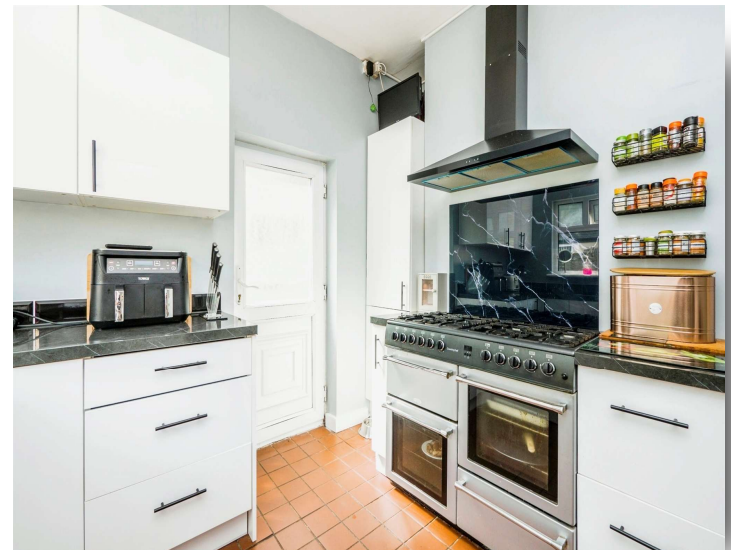
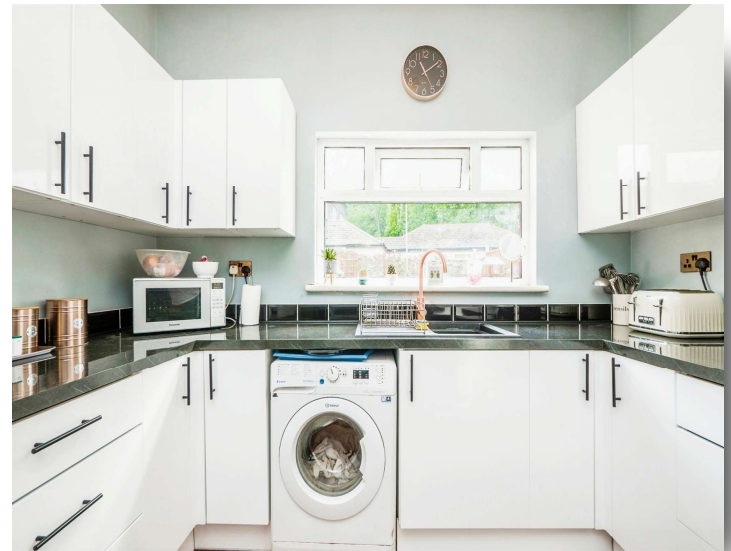
Mainly paved.

Rear Garden

Enclosed with decked area, planted beds and slate chippings.



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- Reception Room Three and Fitted Kitchen
- First Floor Bathroom and Separate WC
- Front Forecourt

Tenure: Freehold EPC Rating: Awaited

offers in excess of
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ROA113106 - 0002

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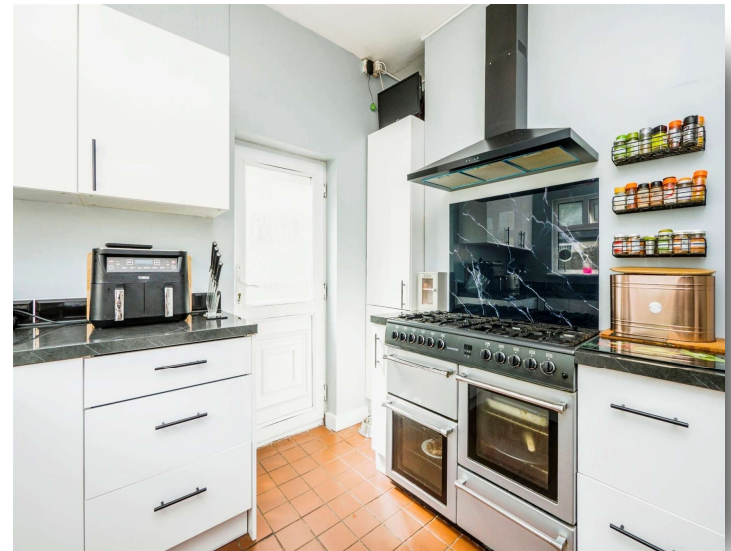
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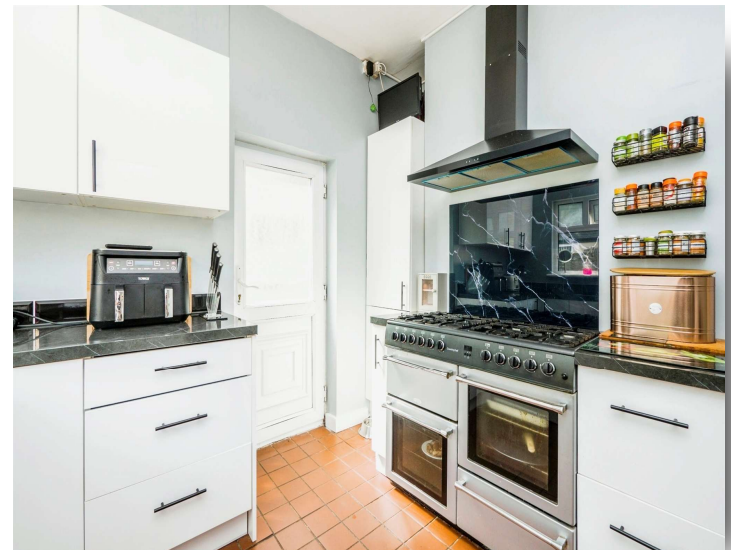
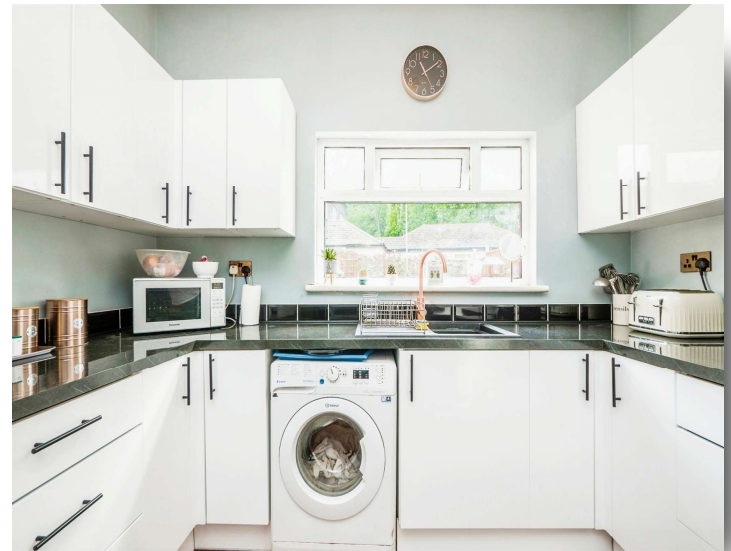
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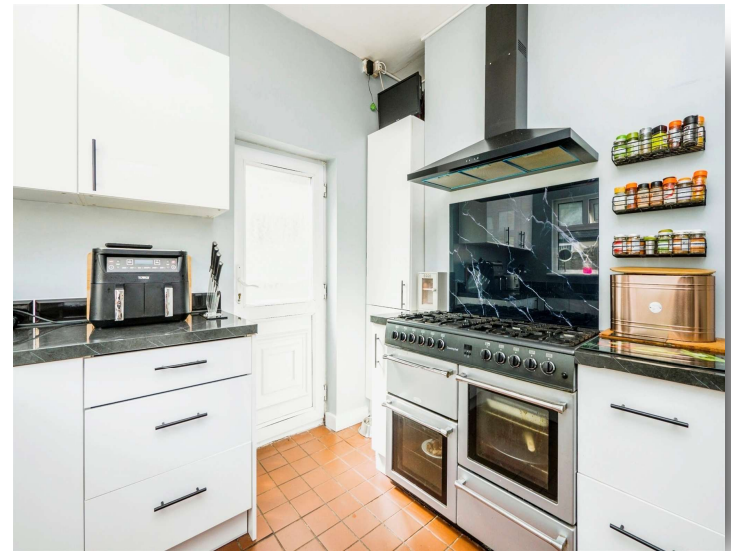
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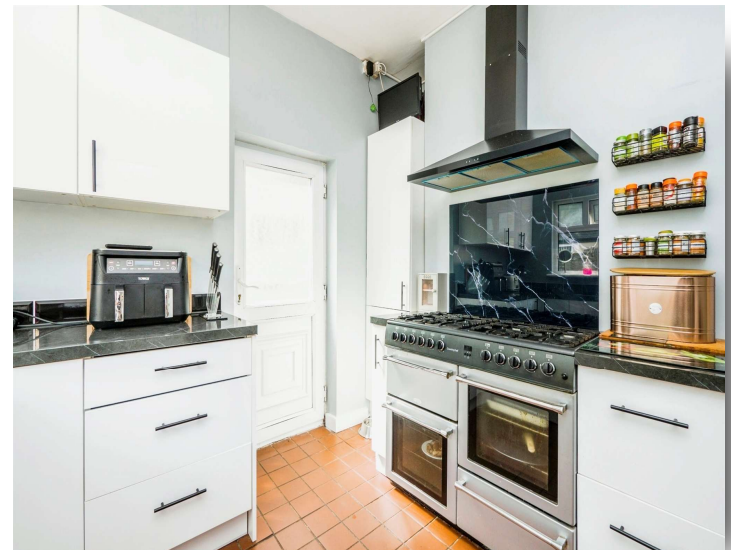
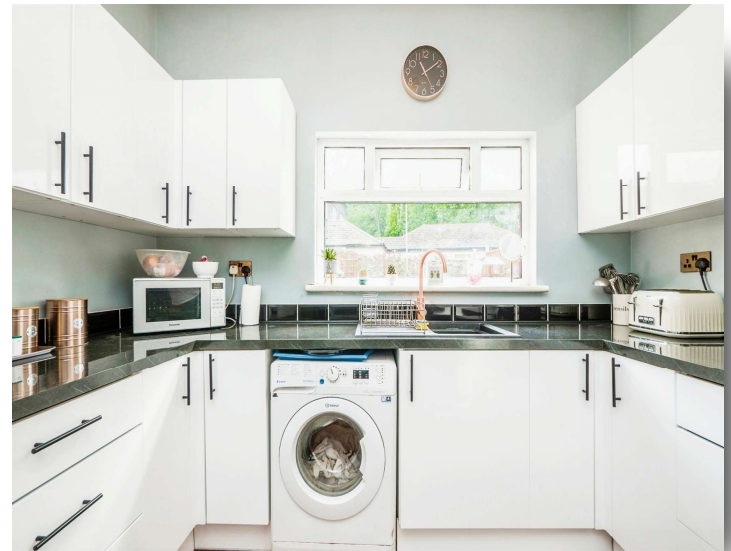
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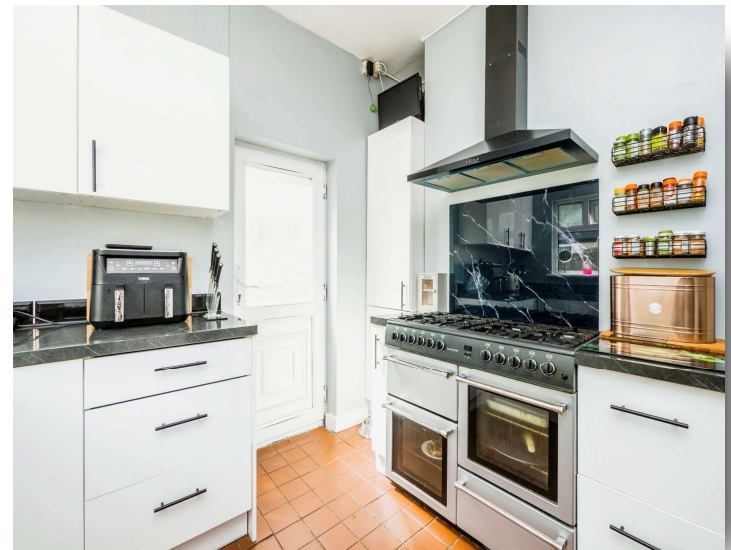
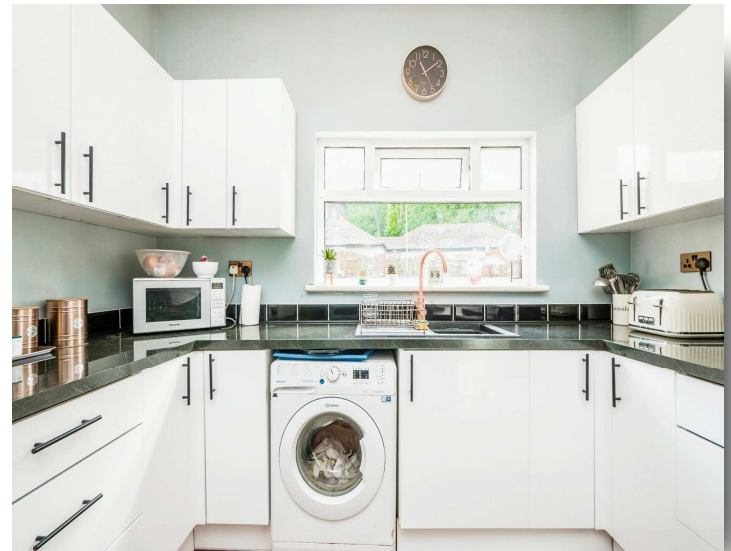
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welcome to
Moorland Road,
Splott Cardiff

- Council Tax Band - D
- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge Area and Dining Area
- Reception Room Three and Fitted Kitchen
- First Floor Bathroom and Separate WC
- Front Forecourt

Tenure: Freehold EPC Rating: Awaited

offers in excess of
£300,000



view this property online allenandharris.co.uk/Property/ROA113106



Property Ref:
ROA113106 - 0002

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Via a double glazed front door into:

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12' x 11' 6" plus bay (3.66m x 3.51m plus bay)

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Front Forecourt

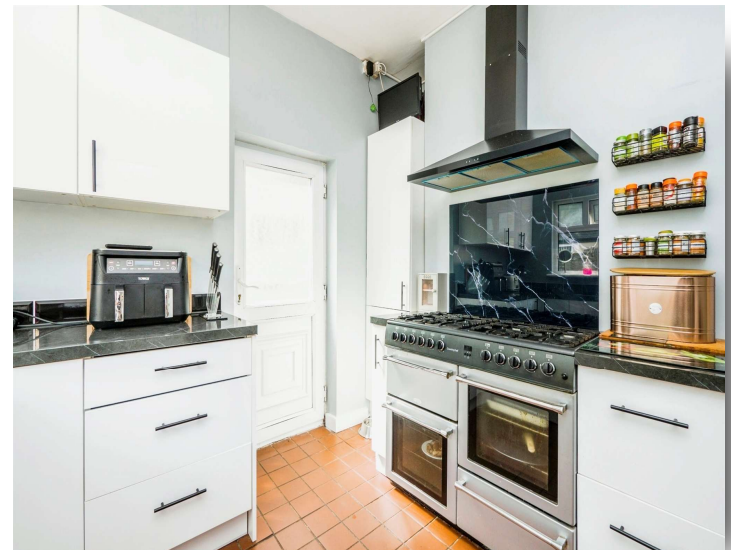
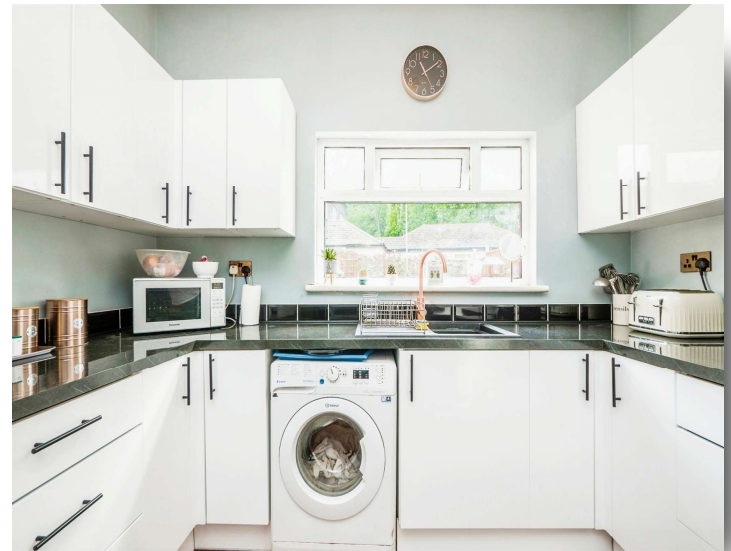
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Tenure: Freehold EPC Rating: Awaited

offers in excess of
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Property Ref:
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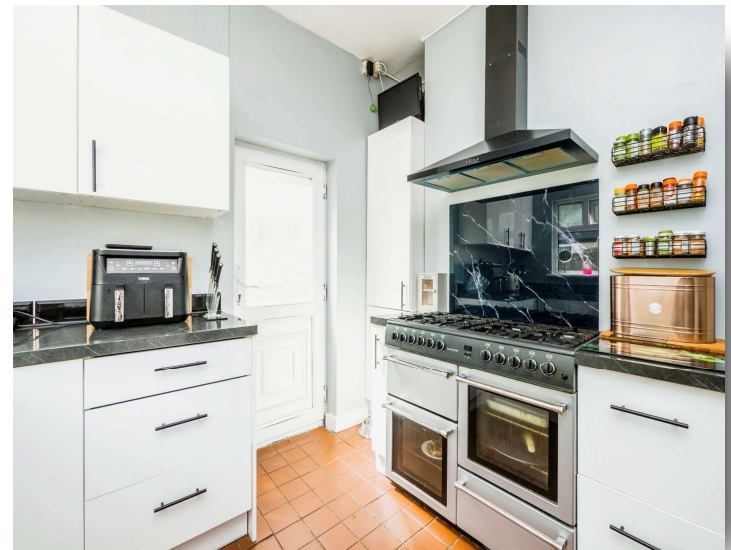
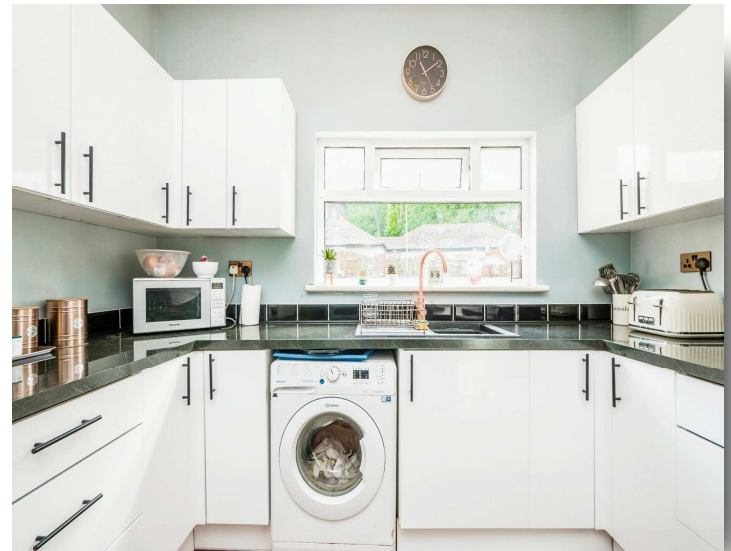
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Front Forecourt

Mainly paved.

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Tenure: Freehold EPC Rating: Awaited

offers in excess of
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view this property online allenandharris.co.uk/Property/ROA113106



Property Ref:
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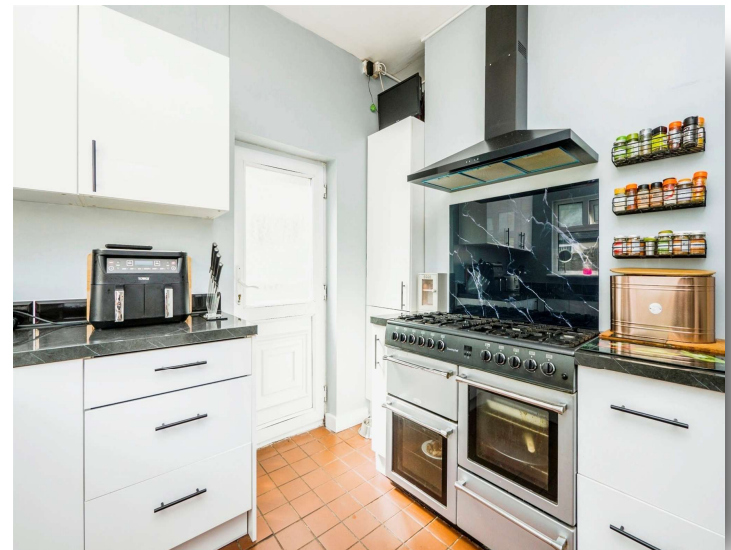
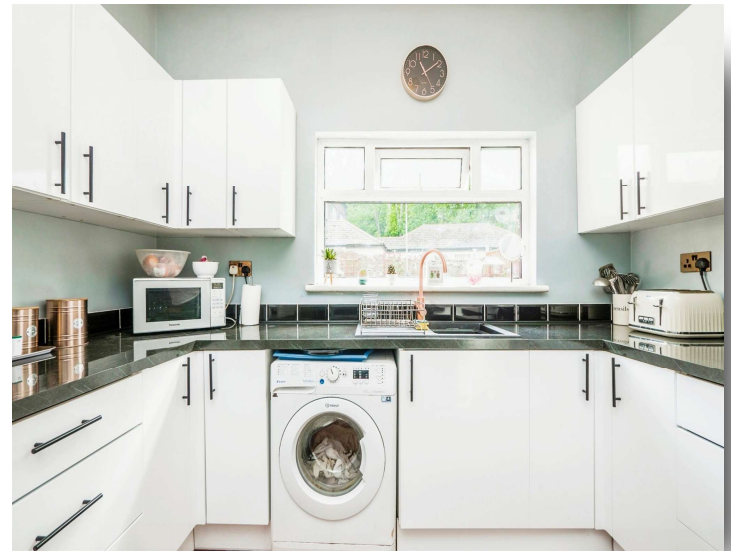
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Mainly paved.

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Tenure: Freehold EPC Rating: Awaited

offers in excess of
£300,000



view this property online allenandharris.co.uk/Property/ROA113106



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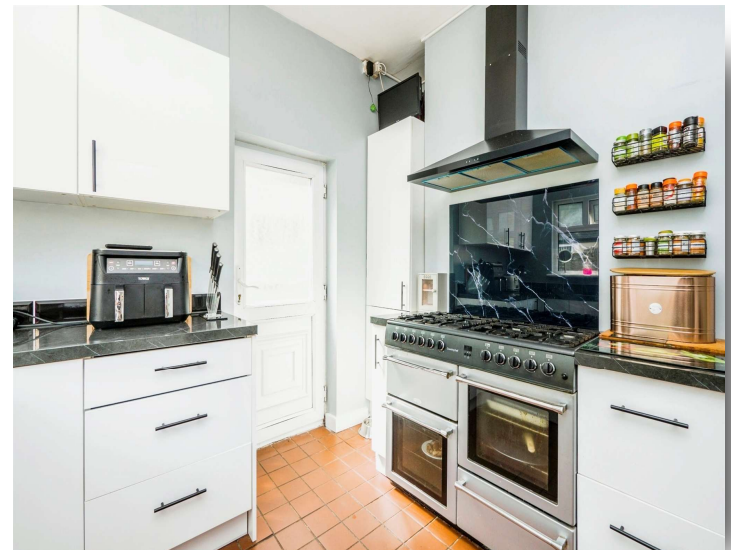
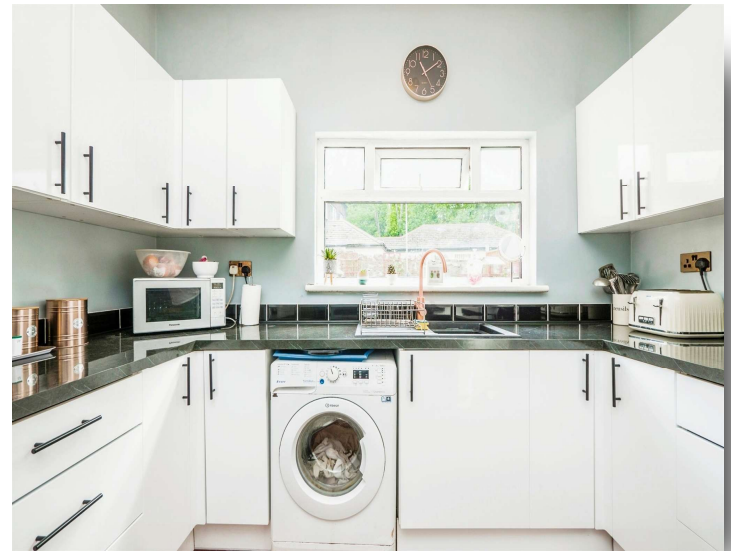
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Tenure: Freehold EPC Rating: Awaited

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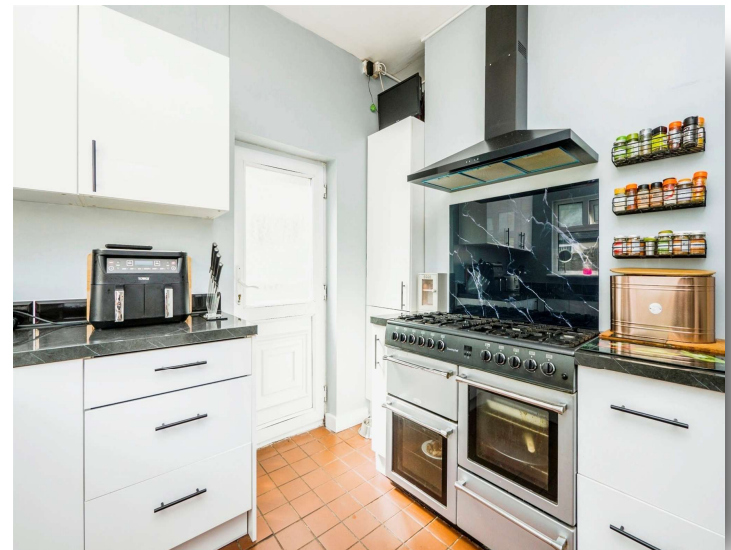
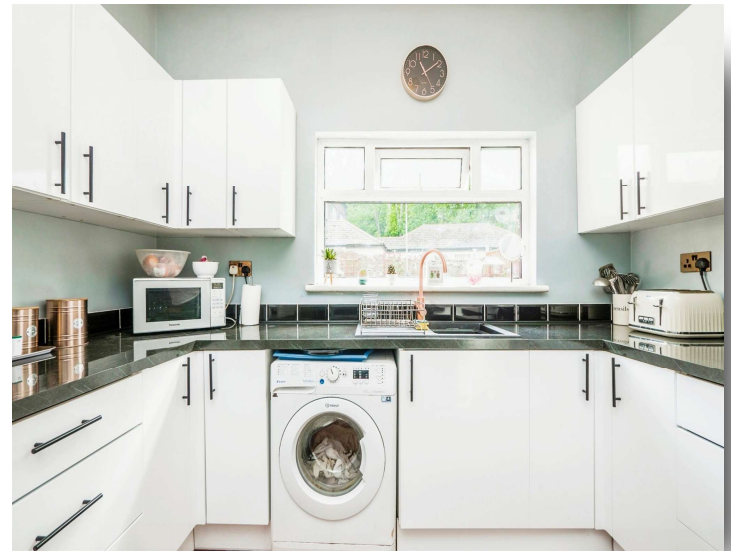
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Moorland Road, Splott Cardiff

A traditional bay fronted THREE BEDROOM MID TERRACED, with some original features, situated in the popular location of SPLOTT, within walking distance of local amenities and within easy access to Cardiff City Centre and the A48/M4 access corridor. Viewing Highly Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, original floor tiles, original coving and access to:

Lounge Area

12' x 11' 6" plus bay (3.66m x 3.51m plus bay)

Double glazed bay window to front aspect, gas fire, original coving, radiator and opens to:

Dining Area

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to rear aspect, radiator and original coving.

Reception Room Three

14' 7" plus door recess x 10' 3" (4.45m plus door recess x 3.12m)

Two double glazed windows to side aspect, gas fire, radiator and laminate flooring.

Kitchen

10' 2" x 9' 8" (3.10m x 2.95m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and washing machine, cooker hood, clay floor tiles, double glazed window to rear aspect and double glazed door to side aspect.

First Floor

Landing

Original fitted cupboard, dado rail, radiator and doors providing access to:

Bedroom One

16' 2" x 11' 6" plus bay (4.93m x 3.51m plus bay)

Double glazed bay window to front aspect, additional double glazed window to front aspect, original coving, laminate flooring and radiator.

Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)

Double glazed window to rear aspect, radiator and laminate flooring.

Bedroom Three

10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed window to rear aspect, radiator and laminate flooring.

Bathroom

Fitted with a three piece suite comprising freestanding bath, WC, wash hand basin, heated towel rail, tiled walls, vinyl flooring and double glazed window to side aspect.

Separate Wc

Fitted with a two piece suite comprising WC, wash hand basin, vinyl flooring, wall mounted combi boiler, loft hatch and single glazed wooden window to side aspect.

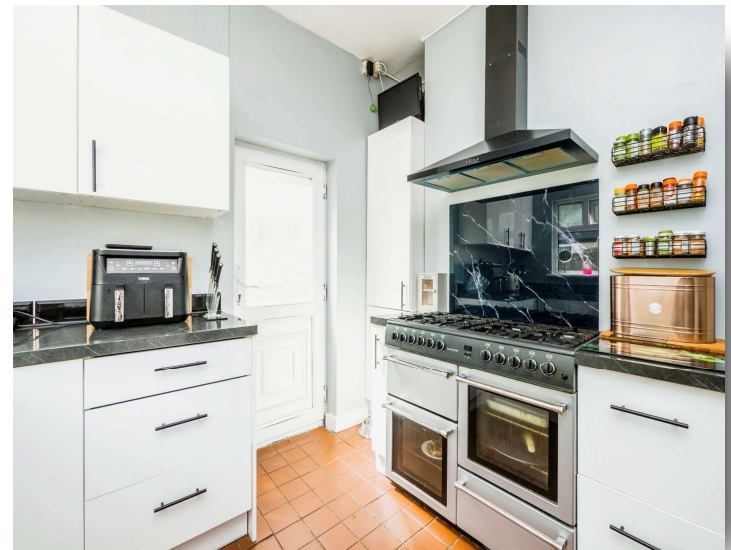
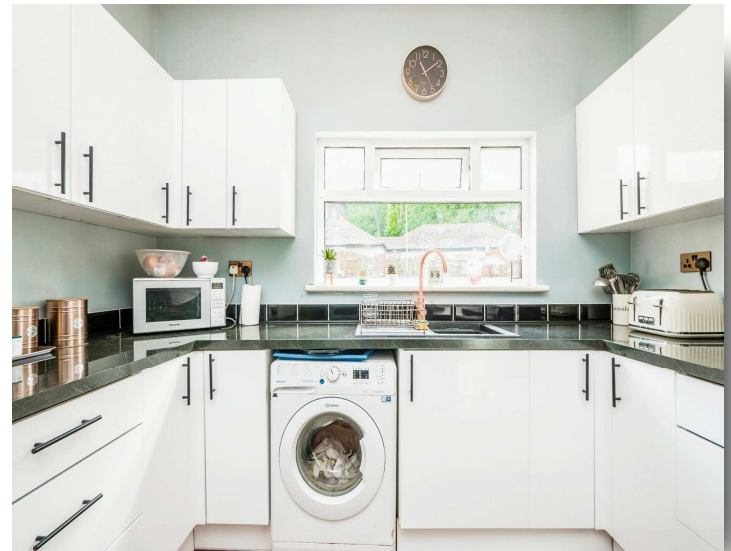
Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with decked area, planted beds and slate chippings.



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.focalagent.com

welcome to
Moorland Road,
Splott Cardiff

- Council Tax Band - D
- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge Area and Dining Area
- Reception Room Three and Fitted Kitchen
- First Floor Bathroom and Separate WC
- Front Forecourt

Tenure: Freehold EPC Rating: Awaited

offers in excess of
£300,000



view this property online allenandharris.co.uk/Property/ROA113106



Property Ref:
ROA113106 - 0002

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