



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

**welcome to**

## **Moorland Road, Splott Cardiff**

This lovely home is offered with no chain and has been modernised throughout. The property is a short drive to Cardiff City Centre and waking distance of local amenities including bus routes, schools and shops. Internal viewing is highly recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, radiator and access to:

#### **Lounge**

13' Max x 10' 10" Max ( 3.96m Max x 3.30m Max )

Double glazed square bay window to front aspect, radiator and laminate flooring.

#### **Dining Room**

14' 6" x 11' ( 4.42m x 3.35m )

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

#### **Kitchen**

10' 10" x 8' 6" ( 3.30m x 2.59m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, radiator, tiled splashback, vinyl flooring, double glazed window to side aspect and access to:

#### **Reception Room Three**

16' x 9' 2" Max ( 4.88m x 2.79m Max )

Double glazed window to side aspect, radiator, laminate flooring and double glazed French doors providing access to rear garden.

### **First Floor**

#### **Landing**

Loft hatch and doors providing access to:

#### **Bedroom One**

13' 5" Max x 13' Max ( 4.09m Max x 3.96m Max )

Double glazed square bay window to front aspect, radiator, laminate flooring and fitted cupboards in alcoves.

#### **Bedroom Two**

10' 11" Max x 8' 10" Max ( 3.33m Max x 2.69m Max )

Double glazed window to rear aspect, radiator and cupboard housing combi boiler.

#### **Bedroom Three**

8' 9" x 8' 5" ( 2.67m x 2.57m )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

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

### **Outside**

#### **Front Forecourt**

Wrought iron fencing with gate, mainly paved with clay tile footpath leading to front entrance.

#### **Rear Garden**

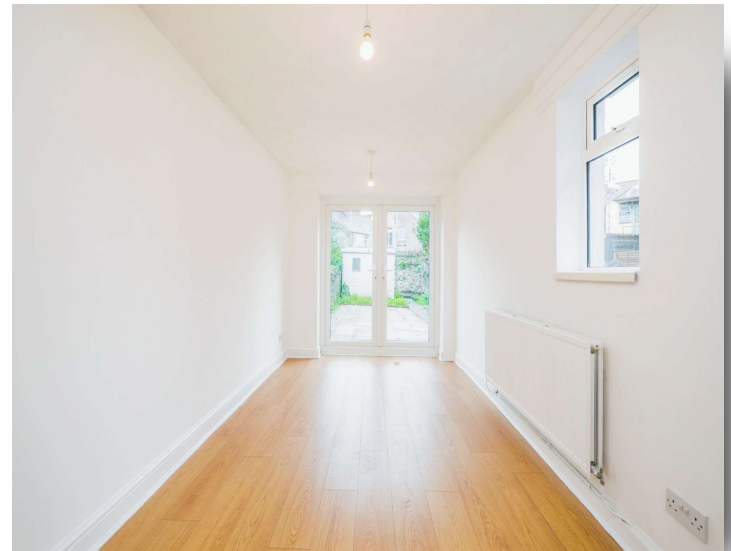
Enclosed and mainly paved.



**Ground Floor**

**First Floor**

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](http://www.focalagent.com)



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

- Traditional Square Bay Fronted Mid Terraced Home
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden
- Popular Location

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

offers in excess of  
**£280,000**



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