





Moorland Road, Splott Cardiff CF24 2LG



welcome to

Moorland Road, Splott Cardiff

A ONE BEDROOM GROUND FLOOR FLAT, 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. The accommodation briefly comprises entrance hall, lounge, fitted kitchen, bedroom and bathroom.

Entrance

Via a double glazed door to side into:

Hall

Wooden floorboards, radiator and access to:

Lounge

12' 5" x 9' 11" (3.78m x 3.02m) Double glazed window to rear aspect and radiator.

Kitchen

9' 11" x 6' 8" (3.02m x 2.03m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and electric oven, spaces for washing machine and undercounter fridge, vinyl floor tiles and double glazed windows to side and rear aspect.

Bedroom

13' 9" x 10' 3" (4.19m x 3.12m) Double glazed window to side aspect, radiator, laminate flooring and fitted cupboard.

Bathroom

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

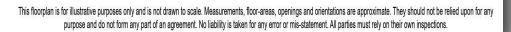
Outside

Communal Garden Area

Parking

Off street parking to rear.









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- Ground Floor Flat
- Double Bedroom
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£129,500



view this property online allenandharris.co.uk/Property/ROA113806



Property Ref: ROA113806 - 0003 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.

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