



Moorland Road, Splott Cardiff CF24 2LH

welcome to

Moorland Road, Splott Cardiff

A beautifully presented THREE BEDROOM traditional bay fronted mid terraced home, 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.

Ground Floor

Entrance

Via a double glazed obscure front door into:

Hallway

Stairs rising to first floor, dado rail, tiled flooring, radiator, cupboard housing gas meter and door providing access to:

Lounge Area/ Dining Area

24' 6" into bay x 10' 7" into recess narrowing to 11' 5" into recess (7.47m into bay x 3.23m into recess narrowing to 3.48m into recess)

Double glazed bay window to front aspect, double glazed window to rear aspect, understairs storage cupboard, powerpoints, two radiators, feature fire surround, shelving, built in storage cupboard and door providing access to:

Kitchen

12' 5" x 7' 7" (3.78m x 2.31m)

Fitted with a range of wall and abse level units with complementary solid wood work surfaces over, 'Belfast' sink with mixer tap over, integrated five ring gas hob and electric oven, spaces for washing machine, dishwasher and fridge/freezer, tiled splashback, wall mounted 'rustic' shelving, powerpoints, tiled flooring, radiator, floor standing pantry cupboard, double glazed window to side aspect and door providing access to rear.

First Floor

Landing

Loft hatch, painted floorboards and doors providing access to:

Bedroom One

13' to chimney breast x 9' 11" (3.96m to chimney breast x 3.02m)

Two double glazed windows to front aspect, inset shutter blinds, painted floorboards, radiator, cast iron fireplace, two built in wardrobes and radiator.

Bedroom Two

10' 11" x 8' 11" into recess (3.33m x 2.72m into recess)

Double glazed window to rear aspect, radiator, powerpoints, painted wooden floorboards and picture rail.

Bedroom Three

7' 11" Max x 6' 9" Max (2.41m Max x 2.06m Max)

Double glazed window to rear aspect, radiator, powerpoints and vinyl flooring.

Bathroom

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

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with paved patio area, pergola, dedicated flower and shrub borders, area laid to lawn, additional composite decking and access to:

Garden Room

12' 4" x 9' (3.76m x 2.74m)

Currently being used as a work space/home office, hard wired internet, powerpoints, wall mounted electric heating, blackout blinds, inset spotlights and dimmer switches.



Ground Floor

First Floor

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.



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Moorland Road,
Splott Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge Area/ Dining Area
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden and Garden Room
- Popular Location

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

£280,000



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Property Ref:
ROA114101 - 0002

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