



Moorland Road, Splott Cardiff CF24 2LP

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. Viewing Recommended.

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Original tiling and double glazed secondary door into:

Hallway

Stairs rising to first floor, radiator, Victorian tiled flooring and doors providing access to:

Lounge

13' Max x 10' 9" Max (3.96m Max x 3.28m Max)
Double glazed bay window to front aspect, radiator and original coving.

Reception Room Two

11' 11" Max x 10' 11" Max (3.63m Max x 3.33m Max)
Double glazed tilt and turn window to rear aspect, radiator, breast wall with decorative mantelpiece, laminate flooring, laminate flooring and access to:

Kitchen Area/ Dining Area

21' x 8' 6" (6.40m x 2.59m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, spaces for washing machine, dishwasher and fridge/freezer, radiator, double glazed window to side aspect and single storey extension to rear aspect with double glazed French doors providing access to rear garden.

First Floor

Landing

Fitted cupboard on landing, loft hatch and doors providing access to:

Bedroom One

12' 2" x 10' (3.71m x 3.05m)
Two double glazed windows to front aspect, radiator and fitted wardrobes.

Bedroom Two

11' Max x 8' 10" (3.35m Max x 2.69m)
Double glazed tilt and turn window to rear aspect and radiator.

Bedroom Three

9' 3" Max x 8' 9" Max (2.82m Max x 2.67m Max)
Double glazed tilt and turn window to rear aspect, radiator and fitted cupboard housing combi boiler.

Bathroom

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

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with decking area, stone chipping's and paved area.



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
- Two Reception Rooms
- Fitted Kitchen/Diner
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden
- Popular Location

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

£260,000



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Property Ref:
ROA114393 - 0002

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