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herbert r thomas

75 Moorland Road
Splott, Cardiff, CF24 2LG

hrt.uk.com

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Asking price **Offers in Excess of
£260,000**

An extended and stylishly presented, three bedroom bayfront mid terraced family home situated in a central location close to local shops and amenities and within walking distance to Cardiff City Centre.

Three bedroom, bay front mid terrace property

Stylishly presented retaining many original character features

Open lounge into dining room

Kitchen, utility room and ground floor bathroom

To the first floor, three bedrooms and wet room

Low maintenance courtyard rear garden

Central location within walking distance to local amenities and services

Viewings highly recommended





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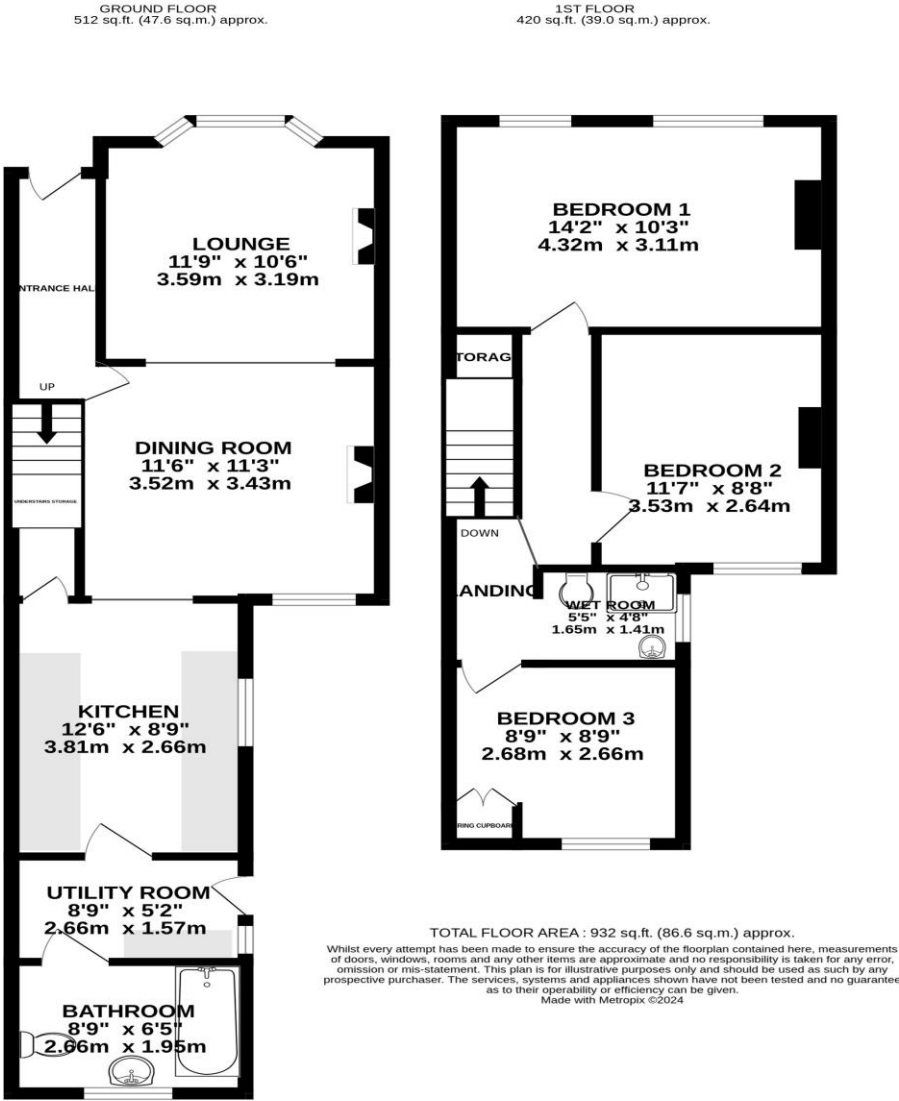
This beautifully presented, bay front mid terraced property offers extended accommodation which retains many original features and is an ideal family home. Situated within walking distance to local services and amenities and just 1.8 miles from Cardiff city centre.

The accommodation comprises of an ENTRANCE HALL, with original ornate quarry tile flooring. Stairs to first floor accommodation. The LOUNGE, (10'6"×13' max into bay window) with bay window to front and feature brick fireplace with display shelving to both recesses, open to the DINING ROOM, (11'6"×11'3") Both rooms have exposed wooden floorboards. The dining room, with glazed door giving access into the rear garden, also has wall mounted shelving in the chimney breast recesses. The KITCHEN, (12'6"×8'9") with window to side, offers a range of base

and wall mounted units, with butchers block work surfaces. A Belfast sink unit has a mixer tap over. Integrated oven with four burner gas hob and cooker hood over. Space and plumbing for dishwasher plus fridge/freezer. Door into pantry/ understairs storage cupboard. Ceramic tiled flooring continues into a rear HALL/UTILITY ROOM, (8'9"×5'2") with glazed door and window to side, fitted base unit and space and plumbing for washing machine. Beyond the rear hall is a ground floor BATHROOM, (7'5" 6'5") with obscure glazed window to rear and a white three-piece suite which includes an electric shower over a panel bath. The first floor split level LANDING, with exposed wooden floorboards which continue into all bedrooms, has a built-in linen storage cupboard plus inspection point to a fully boarded attic space. BEDROOM ONE, (14'1"×10'3") is a large double bedroom with two windows to front. BEDROOM TWO, (11'7"×8'10") with window to rear, wall mounted display shelving. BEDROOM THREE, (8'9"×5'11" widening to 8'9") also with window to rear has double louvre style doors into an airing cupboard housing a 'Worcester' gas fired combination boiler. A first floor WET ROOM, (5'5"×4'8"), with window to side, has full ceramic tiling to floor and walls.

A mains powered rainfall shower and handset has a fitted glazed shower screen to side, low-level WC and pedestal wash hand basin.

Outside, to the front of the property is a low maintenance forecourt garden bordered by privet hedgerow. To the rear is an enclosed courtyard garden bordered by brick and block walling plus overlap wood fencing. It has mature well stocked shrub and flower borders.





Directions

From our Cardiff office travel along Tyndall Street over the roundabout onto East Tyndall Street. Proceed over the next roundabout then continue onto Walker Road onto Courtenay Road and finally Moorland Road. No 75 will be found on the right hand side indicated by our For Sale board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

