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Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Moorland Road,
Splott, Cardiff
CF24 2LF

Guide Price £240,000 to £250,000
Freehold

Moorland Road, Splott, Cardiff. CF24 2LF.

- NO CHAIN
- LARGE 4-BED FAMILY HOME
- IN NEED OF RENOVATION
- DOUBLE-BAY FRONTED TRADITIONALLY BUILT PROPERTY
- 3x SEPARATE RECEPTION ROOMS
- uPVC D/G WINDOWS
- GAS C/H
- ENCLOSED REAR GARDEN
- FRONT TERRACE
- TENURE: FREEHOLD



NO CHAIN

IDEAL FOR INVESTORS/BUILDERS

A TRADITIONALLY BUILT LARGE 4-BEDROOM FAMILY HOME
DOUBLE-BAY FRONTED - 3x RECEPTION ROOMS
FRONT TERRACE - UPSTAIRS BATHROOM - OUTSIDE W.C -
ENCLOSED REAR GARDEN - uPVC D/G WINDOWS & GAS C/H -
TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** with No Ongoing Chain this 4-Bedroom Double-Bay Fronted Family Home, The Property Requires Renovation Throughout and comprises in brief; Inner Porch Entrance, Hallway, Reception Room 1 with Bay Window, Reception Room 2, Reception Room 3, Kitchen, Staircase to the 1st Floor Split-Level Landing, Bedroom 1 with Bay Window, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom Suite. To the Front is a Front Terrace, The Rear Garden is Enclosed and there is Access to the Outside W.c. uPVC Double Glazing Windows & Gas Central Heating Powered by a British Gas 330+ Central Heating Boiler and Hot Water Tank.

EPC Rating = C.
Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Inner Porch Entrance

3' 8" x 2' 5" (1.12m x 0.74m)

Hallway

20' 7" x 5' 4" max (6.27m x 1.62m)

1st Reception Room with Bay Window

14' 2" x 11' 11" (4.31m x 3.63m)

2nd Reception Room

11' 6" x 9' 2" (3.50m x 2.79m)

3rd Reception Room

14' 7" x 10' 2" (4.44m x 3.10m)

Kitchen

10' 4" x 9' 6" (3.15m x 2.89m)

Split-Level Landing

24' 0" x 5' 6" max (7.31m x 1.68m)

Bedroom 1 with Bay Window

16' 1" x 14' 2" into Bay Window (4.90m x 4.31m)

Bedroom 2

11' 5" x 10' 0" (3.48m x 3.05m)

Bedroom 3

9' 4" x 7' 4" (2.84m x 2.23m)

Bedroom 4

10' 4" x 9' 8" (3.15m x 2.94m)

Bathroom

7' 2" x 5' 0" (2.18m x 1.52m)

Front Terrace

Rear & Side Garden - Enclosed (EAST-FACING)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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