

# Moordale Road

CARDIFF, CF11 7DU

GUIDE PRICE £400,000

**Hern &  
Crabtree**





# Moordale Road

This beautifully presented four bedroom semi-detached house is situated on the charming Moordale Road.

The heart of the house is undoubtedly the large open plan kitchen and dining room, which provides an excellent space for both entertaining and everyday family life. This area is not only spacious but has been thoughtfully modernised to meet the demands of contemporary living, ensuring that it is both functional and stylish.

Additionally, the property features a loft extension, which adds valuable extra space. The overall layout of the home is designed to maximise light and space, creating a warm and welcoming atmosphere throughout.

Enjoy the best of outdoor living with a south-facing garden, offering plenty of sunlight throughout the day. Perfect for relaxing, entertaining, or gardening.

A fantastic opportunity for anyone seeking a spacious, modern, and beautifully presented family home in the vibrant area of Grangetown, Cardiff. For those with vehicles, the driveway accommodates two cars, providing convenience and ease of access.



1377.00 sq ft

### Front

Front forecourt garden. Low rise brick wall with wrought iron railings. Driveway with off-road parking for two vehicles.

### Hallway

Enter via a traditional wooden stained glass door to the front elevation. Coved ceiling. Radiator. Stairs rise up to the first floor. Understairs storage cupboards with concealed gas combination boiler. Original Terrazzo flooring.

### Living Room

12'5" max x 11'10" max  
Doors opening to the kitchen/dining room offering natural light. Coved ceiling. Solid wood flooring. Open plan to the living room.

### Sitting Room

12'9" max x 10'11" max  
Double glazed bay window to the front elevation. Coved ceiling. Solid wood flooring. Log burner with exposed brickwork and slate hearth. Open plan to the sitting room.

### Kitchen/Dining Room

17'4" max x 10'2" max  
Double glazed bi-folding doors leading out to the rear garden. Double glazed window to the rear elevation. Double glazed skylight windows. Wall and base units with wooden worktops over. One and half bowl ceramic Belfast sink and drainer with mixer tap. Integrated four ring induction hob with tiled splashback and cooker hood over. Integrated double oven and grill. Integrated fridge freezer. Integrated full length dishwasher. Breakfast bar. Vertical radiator. Tiled flooring.

### Utility

9'5" max x 5'10" max  
Double glazed window to the side elevation. Plumbing for washing machine and space for further appliance with laminate worktop over. Built-in full length storage cupboard.

### Cloakroom

W/C and wash hand basin. Heated towel rail. Extractor fan.

### Landing

Double glazed obscure window to the side elevation. Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Stairs rise up to the second floor.

### Bedroom Two

12'8" max x 11'4" max  
Double glazed bay window to the front elevation. Coved ceiling. Radiator. Fitted storage.

### Bedroom Three

12'8" max x 10'8" max  
Double glazed window to the rear elevation. Radiator.

### Bedroom Four

8'11" max x 6'5" max  
Double glazed window to the rear elevation. Picture rail. Radiator.

### Bathroom

7'0" max x 5'8" max  
Double glazed obscure window to the front elevation. W/C and wash hand basin. L-shaped bath with fitted shower over and glass splashback screen. Part tiled walls. Wood effect flooring. Heated towel rail. Extractor fan.

### Second Floor Landing

Stairs rise up from the first floor landing. Double glazed window to the rear elevation.

### Bedroom One

20'2" max x 11'5" max  
Double glazed window to the rear elevation. Double glazed skylight window. Radiator. Storage into eaves. Door leading to:

### En Suite

Double glazed skylight window. W/C and wash hand basin. Shower quadrant with fitted shower. Wood effect flooring. Heated towel rail.

### Garden

Enclosed rear garden. Timber decked seating area. Paved path. Timber frame storage shed. Mature shrubs. Outside light. Cold water tap. Side access leading to the front aspect.

### Disclaimer

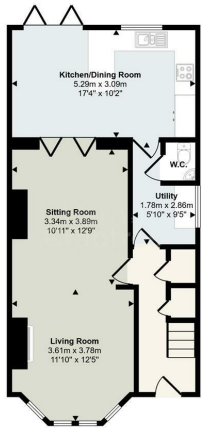
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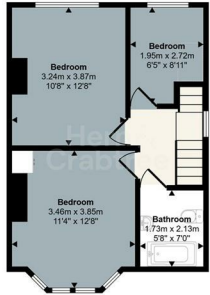


Good old-fashioned service with a modern way of thinking.

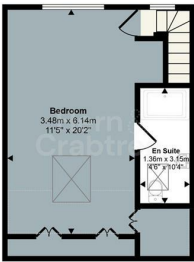


Ground Floor  
Approx 57 sq m / 618 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



First Floor  
Approx 40 sq m / 428 sq ft



Second Floor  
Approx 31 sq m / 331 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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