



223 Moorland Road, Cardiff, CF24 2LH

£1,350 Per Month



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Introduction to a Desirable Living Space

Nestled in the vibrant community of Splott, this three-bedroom terraced house represents a perfect blend of comfort and convenience, making it an ideal choice for families or groups of professional sharers. Positioned within easy reach of Cardiff City Centre, this property offers a practical layout and thoughtful features designed to facilitate a relaxed and efficient lifestyle.

House Details: Layout and Design

Upon entering, you are greeted by a welcoming entrance hall that leads to an expansive open plan lounge and dining room. This space is perfect for both relaxation and entertaining, providing a versatile area that can be tailored to any occasion. The galley kitchen adjacent to the dining area is streamlined for ease of use, with ample storage and preparation surfaces.

Comfort and Convenience

The ground floor also houses a modern family bathroom, complete with all necessary fixtures. The inner hallway, with its additional storage cupboard, ensures that the space remains uncluttered and organised.

Ascending to the first floor, you'll find three well-proportioned double bedrooms, each offering a serene retreat from the hustle and bustle of daily life. These rooms are adaptable and can easily accommodate both restful slumber and home office setups, should you require a workspace.

Additional Features: Energy Efficiency and Security

This home is equipped with UPVC double glazed windows and gas central heating, ensuring a warm and energy-efficient environment throughout the year. These features not only improve the comfort of the home but also help in reducing utility bills.

Exterior Amenities: Forecourt and Garden

The property boasts a neat front forecourt that enhances its curb appeal, providing a charming introduction to the home. At the rear, the garden is a delightful, low-maintenance space, ideal for outdoor dining and relaxation. It is securely enclosed, making it safe for children to play and perfect for social gatherings.

Location: Urban Convenience with a Community Feel

Located on Moorland Road in the suburb of Splott, the house benefits from its proximity to a wide array of local shops, eateries, and public services. Splott Road, known for its vibrant retail environment, is just a short walk away. The property's location also offers excellent connectivity to Cardiff City Centre and the Central Station, facilitating easy commuting and access to the wider region.

Ideal for Families and Professionals

This property is particularly appealing to families seeking a community-oriented environment, as well as professional sharers looking for a balance between work and leisure. Its part-furnished status provides flexibility in personalizing the space to suit your taste and requirements.

A Place to Call Home

This house in Splott is more than just a place to live. It's a space where memories can be made, offering a blend of privacy, comfort, and convenience. Whether you're a family looking to settle in a friendly neighbourhood or professionals sharing a home close to the city, this property meets all your needs with style and efficiency.

Explore this opportunity to rent a well-maintained and inviting home in one of Cardiff's most accessible and vibrant areas. Experience the perfect mix of urban living and community charm in Splott.

Entrance Hallway

Access gained via opaque double glazed door to front, radiator, laminate flooring, stairs to first floor.

Lounge/Dining Room

24'4" into bay x 9'6" (7.42m into bay x 2.92m)
Double glazed bay window to front, window to rear, two radiators, decorative fireplace, laminate flooring, telephone point, tv point, door to:-

Kitchen

12'2" x 7'6" (3.73m x 2.31m)

Double glazed window to side, range of base and all units with work surfaces over, 1 1/2 bowl stainless steel sink & drainer with mixer tap over, space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher, tiled flooring.

Inner Lobby

Opaque double glazed door to side giving access to rear garden, cupboard housing gas central heating boiler, door to:-

Family Bathroom

Opaque double glazed window to rear, radiator, three piece suite comprising panel bath with wall mounted shower over, low level wc, pedestal wash hand basin, tiled splash backs.

First Floor Landing

Loft access hatch, radiator, doors to bedrooms, strip wood flooring.

Bedroom One

14'1" max x 9'8" (4.3m max x 2.97m)

Two double glazed windows to front, strip wood flooring, radiator.

Bedroom Two

11'3" x 8'9" max (3.43m x 2.67m max)

Window to rear, strip wood flooring, radiator.

Bedroom Three

12'0" x 7'6" (3.66m x 2.31)

Window to rear, strip wood flooring, radiator.

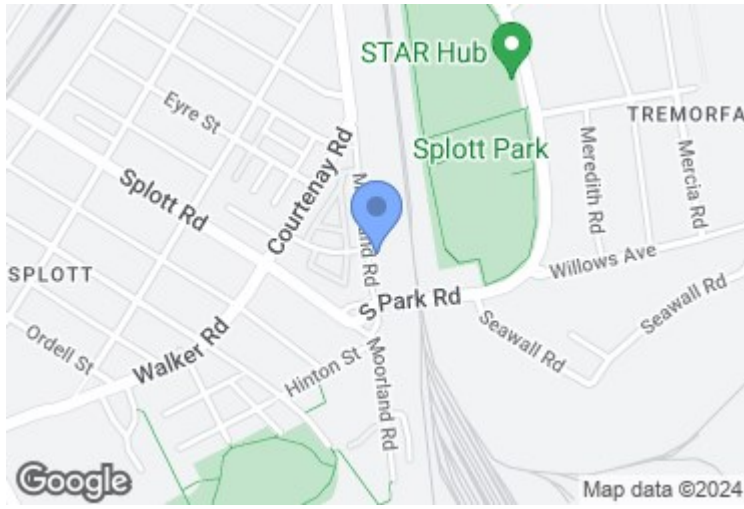
Rear Garden

Enclosed rear garden.

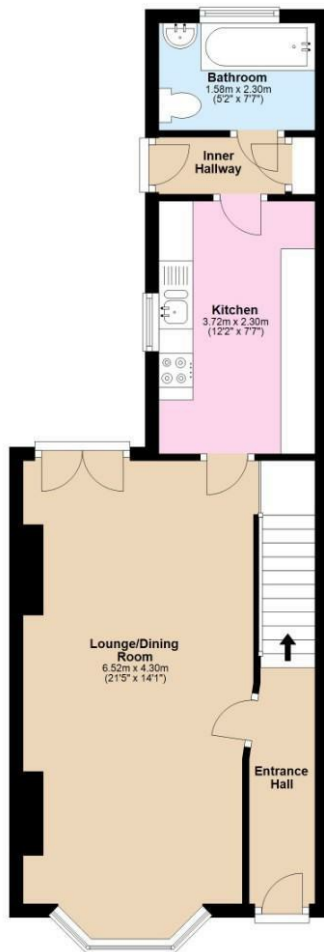
Council Tax

Band D.





Ground Floor



First Floor



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 78 | 56 |

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| A | G |

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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