

# Moorland Road, Splott, Cardiff, CF24 2LF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£315,000**



Three Bedroom Mid Terraced House

3

1

1

2

# Property Description

**\*\*TRADITIONAL MID TERRACED HOUSE\* NO CHAIN\*\***  
MGY are pleased to offer for sale a spacious three bedroom mid-terraced house, situated on a quiet street on Moorland road, Splott. Walking distance to local amenities. The accommodation briefly comprises entrance hall with original tiling, large open plan kitchen/diner, living room, reception room, three double bedrooms and loft room. The property further benefits from gas central heating, bay windows, low maintenance rear garden, large shed and double glazing throughout. No chain.

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,238 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via composite front door with frosted glass panel, leading from private courtyard. Original floor and wall tiles. Pendant light to ceiling. Wall mounted radiator. Under stair storage space. Doors leading to kitchen/diner and living rooms. Stairway to first floor.

## LIVING ROOM

13' 9" x 11' 8" (4.21m x 3.57m)  
Double glazed uPVC Bay windows to front. Carpeted flooring. Coving and pendant light to ceiling. Exposed brick fireplace. TV Aerial point. Wall mounted radiator.

## RECEPTION ROOM

11' 10" x 9' 9" (3.61m x 2.98m)  
Double glazed uPVC window to rear. Solid wood flooring. Pendant light to ceiling. Tiled fireplace. Wall mounted radiator.

## KITCHEN/DINER

25' 8" x 9' 8" (7.84m x 2.97m)  
Double glazed uPVC windows to rear and side. Large kitchen/dining area. Tiled flooring. Part tiled walls. Fitted kitchen with wall and base units with work surfaces incorporating stainless steel sink with drainer. Ample storage. Built in double oven with four ring gas hob and warming plate Tiled splashbacks and extractor hood over.

Space for fridge freezer, dishwasher and washing machine. Coving and pendant light to ceiling. Wall mounted radiator. Double glazed uPVC door leading to rear garden.

## FIRST FLOOR

Spacious landing. Doors leading to bedrooms and modernised bathroom. Two wall mounted radiators. Stairway leading to loft room and additional insulated loft space.

## MASTER BEDROOM

13' 11" x 13' 5" (4.25m x 4.11m)  
Double glazed uPVC Bay windows to front. Spacious double bedroom. Laminate wood effect flooring. Three large built in double wardrobes. Coving and pendant light to ceiling. Wall mounted radiator. TV Aerial point.

## BEDROOM TWO

11' 10" x 9' 10" (3.63m x 3.01m)  
Double glazed uPVC windows to rear. Double bedroom. Laminate wood effect flooring. Coving to ceiling. Spotlights. Wall mounted radiator.

## BEDROOM THREE

10' 7" x 10' 2" (3.23m x 3.10m)  
Double glazed uPVC windows to rear. Double bedroom. Laminate wood effect flooring. Feature wood panelling to wall. Coving and pendant light to ceiling. Wall mounted radiator.

## BATHROOM

14' 11" x 7' 2" (4.55m x 2.19m)  
Large modernised bathroom. Double glazed uPVC windows to side. Vinyl wood effect flooring. Part tiled feature walls. Panelled bath with rainfall shower and additional shower attachment. Glass shower screen. W.C. Wall mounted wash hand basin with dual tap. Large fitted vanity unit. Wall mounted mirror. Heated towel rail. Storage cupboard housing Combi-boiler.

## LOFT ROOM

Spacious loft room. Two double glazed skylights. Carpeted flooring. Eaves storage. Access to additional insulated loft space.

## GARDEN

Large low maintenance rear garden with ample sun. Artificial grass and decking area. Large shed with electrics. Brick and fence surround. Outside tap. Accessed from the kitchen/diner.

## SHED

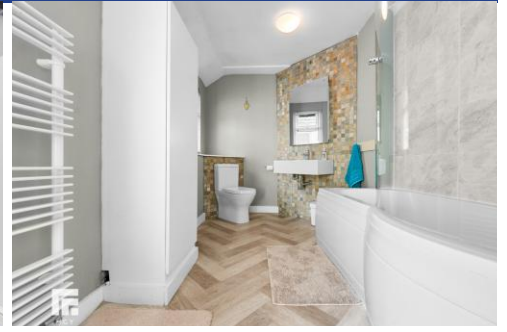
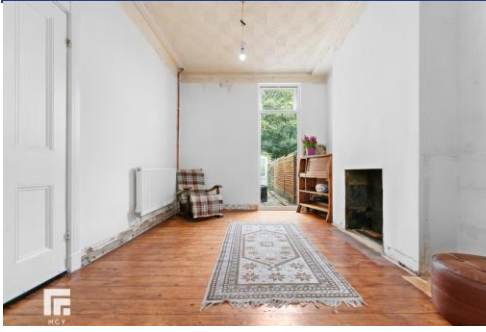
25' 7" x 13' 0" (7.81m x 3.97m)  
Exceptionally large shed with electrics.

## TENURE

MGY are advised that this property is freehold.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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