



**Moorland Road, Splott Cardiff CF24 2LJ**

**welcome to**

## **Moorland Road, Splott Cardiff**

TENANTS IN SITU - A three bedroom traditional bay fronted mid terraced home, situated in SPLOTT, within walking distance of local amenities and shops. The property further benefits from gas central heating, front forecourt and enclosed rear garden. Viewings Recommended!

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Ground Floor**

#### **Entrance**

Via a single glazed original wooden front door into:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Living Room/ Bedroom**

24' 2" Max x 12' 7" Max ( 7.37m Max x 3.84m Max )  
Double glazed bay window to front aspect, two breast walls with openings, radiator and double glazed window to rear aspect.

#### **Kitchen/ Diner**

14' 10" x 8' 2" ( 4.52m x 2.49m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, laminate flooring, double glazed window to side aspect and access to:

#### **Reception Room**

11' x 8' 2" ( 3.35m x 2.49m )  
Used as a main reception room due to ground floor bedroom. Single storey extension. Double glazed window to side aspect and double glazed door providing access to rear garden.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

15' 7" x 10' 6" ( 4.75m x 3.20m )  
Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

12' x 9' 8" ( 3.66m x 2.95m )  
Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

8' 10" x 8' 2" ( 2.69m x 2.49m )  
Double glazed window to rear aspect, radiator and built in cupboard housing combi boiler.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator, heated towel rail, tiled walls and double glazed window to side aspect.

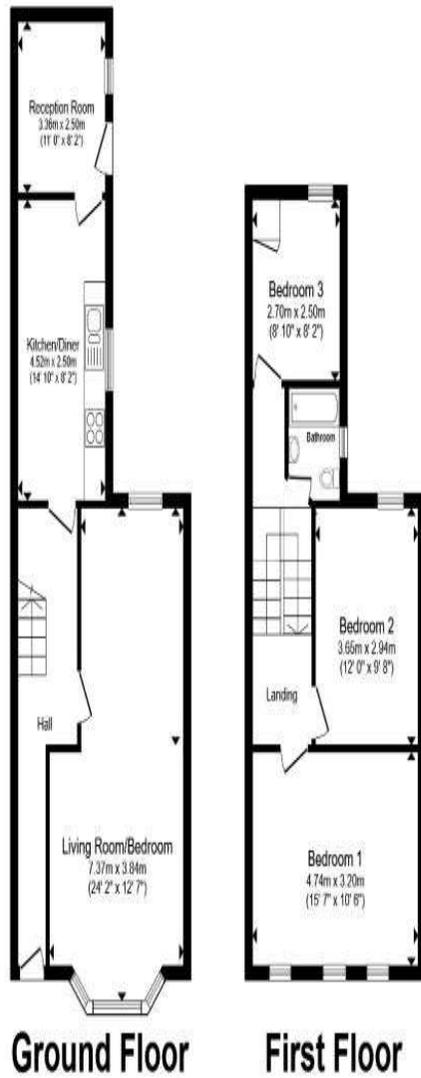
#### **Outside**

#### **Front Forecourt**

Mainly paved with external porch area.

#### **Rear Garden**

Enclosed and mainly paved.



Total floor area 95.7 m<sup>2</sup> (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Moorland Road,**  
**Splott Cardiff**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£220,000**



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Property Ref:  
ROA114252 - 0004

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