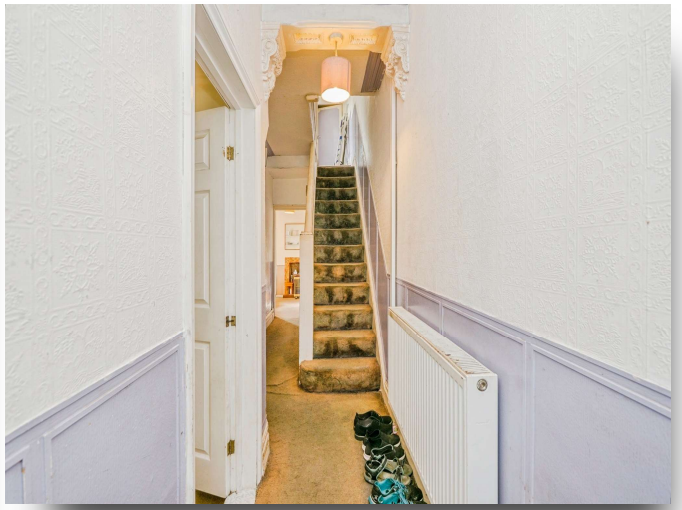






Moorland Road,Splott Cardiff CF24 2LP

allen & harris

welcome to

Moorland Road, Splott Cardiff

A traditional bay-fronted end-terrace home occupying a substantial corner plot in the popular area of Splott. Offering four bedrooms, multiple reception rooms, garage and outbuildings, this spacious property is in need of modernisation and presents fantastic potential for improvement.

Ground Floor

Entrance
Via a double glazed front door into:

Hallway
Stairs rising to first floor, radiator and access to:

Lounge Area
24' 2" x 11' 7" (7.37m x 3.53m)
Double glazed bay window to front aspect, radiator and powerpoints.

Dining Area
11' 4" x 9' 9" (3.45m x 2.97m)
Single glazed wooden door providing access to utility room/lean to and door providing access to:

Kitchen Area
11' x 9' 9" (3.35m x 2.97m)
Fitted with wall and base level units with complementary work surface over, sink and drainer unit, spaces for cooker, undercounter fridge and dishwasher, powerpoints, double glazed window to rear aspect and door to side providing access to rear.

Old Shop/Reception Room Three
21' 6" x 15' 7" (6.55m x 4.75m)
Three double glazed windows to front and side aspect, terrazzo flooring and double glazed double doors to side aspect.

Utility Room/Lean To
22' 5" x 6' 8" (6.83m x 2.03m)
Polycarb roof, spaces for washing machine and fridge/freezer, single glazed window to rear aspect and single glazed wooden door proving access to rear.

Reception Room Four
15' 4" x 10' 5" (4.67m x 3.17m)
Double glazed window to side aspect, door to utility/lean to and doors providing access to rear.

First Floor

Landing
Doors providing access to:

Bedroom One
15' 1" x 11' 6" (4.60m x 3.51m)
Double glazed bay window and additional window to front aspect and powerpoint.

Bedroom Two
21' 6" x 15' 7" (6.55m x 4.75m)
Double glazed windows to front and side aspect and powerpoint.

Bedroom Three
10' 5" x 9' 8" (3.17m x 2.95m)
Double glazed window to rear aspect, powerpoint and wall mounted combi boiler.

Bedroom Four
8' 4" x 7' 3" (2.54m x 2.21m)
Radiator and powerpoint.

Bathroom
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin and double glazed obscure window to side aspect.

Outside

Front Forecourt
Mainly paved.

Rear Garden
Courtyard area, access to outside WC and coal store and double doors providing access from the street.

Garage
15' 5" x 15' (4.70m x 4.57m)

Store Room One
15' 5" x 8' 1" (4.70m x 2.46m)
Doors providing access to side.

Store Room Two
12' 9" x 12' 1" (3.89m x 3.68m)
Window to side access and doors to side.

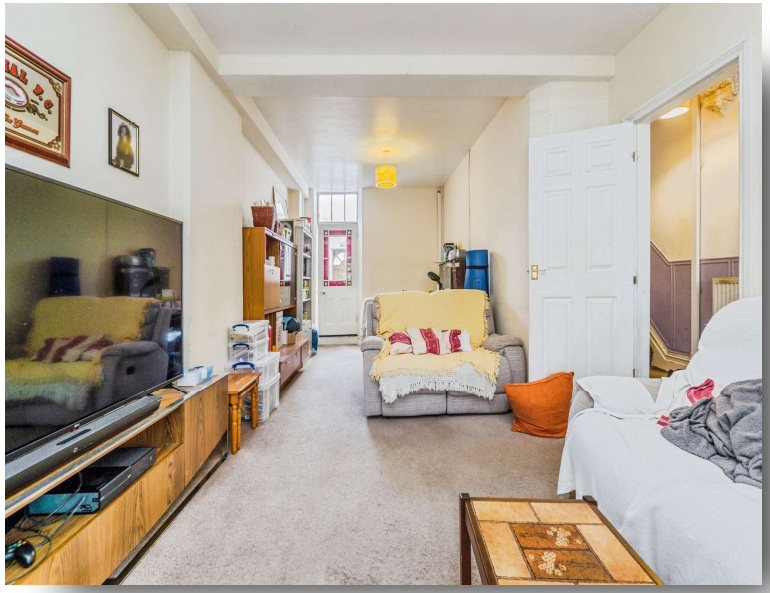
Estate Agents Notes
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 208.2 m² (2,241 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

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welcome to

Moorland Road,

Splott Cardiff

- Substantial Corner Plot
- Traditional Bay Fronted End Terraced Home
- Four Bedrooms
- Lounge Area and Dining Area
- Kitchen Area and Utility Room/Lean To

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

£325,000



view this property online allenandharris.co.uk/Property/ROA115032

The Property Ombudsman

Property Ref:
ROA115032 - 0003

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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