



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

**welcome to**

## **Moorland Road, Splott Cardiff**

No Onward Chain – Ideal Investment Opportunity!

A fantastic opportunity to acquire this traditional bay-fronted terrace in Splott, perfectly positioned within easy reach of local amenities and Cardiff City Centre. With no onward chain, this property enables a swift, hassle-free purchase!

### **Ground Floor**

#### **Entrance**

Via double glazed pvc patio doors into porch area and then a single glazed wooden front door into:

#### **Hallway**

Stairs rising to first floor, radiator and access to:

#### **Lounge Area**

13' 6" x 10' 6" ( 4.11m x 3.20m )

Double glazed bay window to front aspect, radiator, electric fire and opens to:

#### **Dining Area**

11' 7" x 11' 5" ( 3.53m x 3.48m )

Double glazed door providing access to rear garden, radiator and access to:

#### **Reception Area Three**

13' 2" x 8' 11" ( 4.01m x 2.72m )

Double glazed window to side aspect, radiator, vinyl flooring, fireplace and quarry tiles under the vinyl.

#### **Kitchen Area**

12' 4" x 8' 11" ( 3.76m x 2.72m )

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, radiator, tiled flooring, double glazed windows to side and rear aspect and double glazed door providing access to rear garden.

### **First Floor**

#### **Landing**

Loft hatch, fitted linen cupboard and doors providing access to:

#### **Bedroom One**

14' 1" x 10' 3" ( 4.29m x 3.12m )

Two double glazed windows to front aspect, radiator and fitted wardrobes.

#### **Bedroom Two**

11' 7" x 8' 10" ( 3.53m x 2.69m )

Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

9' x 8' 10" ( 2.74m x 2.69m )

Double glazed window to rear aspect, radiator and fitted cupboard housing combi boiler.

#### **Wet Room**

Fitted with a shower area, WC, wash hand basin, tiled walls, radiator and double glazed window to side aspect.

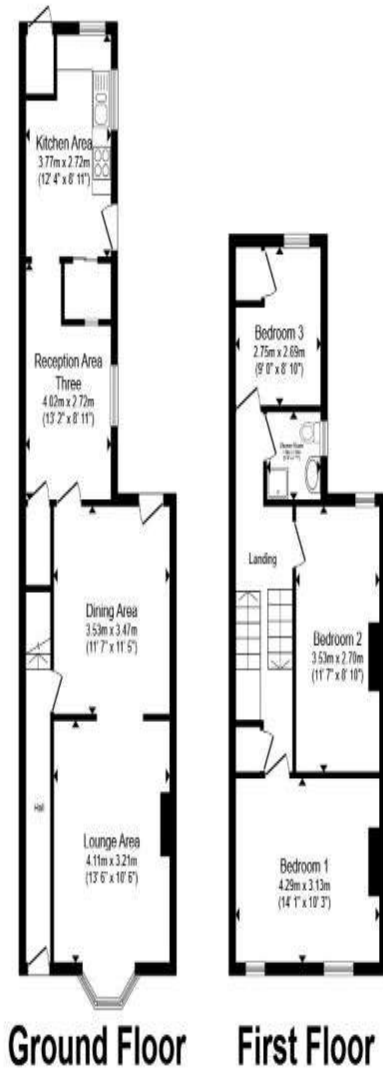
### **Outside**

#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

Enclosed, mainly paved with planted borders, outside tap and access to outside toilet.



Total floor area 106.7 m<sup>2</sup> (1,148 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**

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge Area/Dining Area
- Reception Area Three
- Fitted Kitchen

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

**£220,000**



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