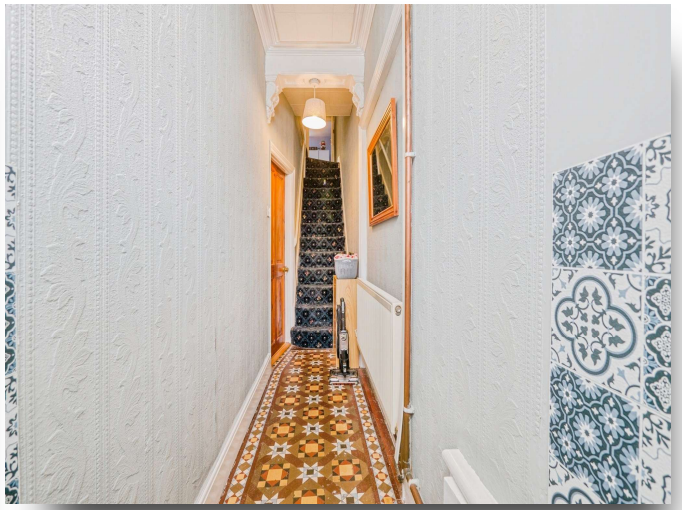






Moorland Road,Splott Cardiff CF24 2LG

allen & harris

welcome to

Moorland Road, Splott Cardiff

A charming bay-fronted terrace in popular Splott, offering three bedrooms, versatile living space and an enclosed rear garden. Ideally located for local amenities, the City Centre and excellent transport links. Viewing highly recommended.

Ground Floor

Entrance
Via a double glazed composite front door into:

Hallway
Stairs rising to first floor, original Victorian tiled flooring, radiator and access to:

Lounge Area
10' 7" x 10' (3.23m x 3.05m)
Double glazed bay window to front aspect, engineered wooden flooring, electric fire, powerpoint, cupboard housing electric meter and opening to:

Dining Area
11' 8" x 11' 2" (3.56m x 3.40m)
Double glazed window to rear aspect, radiator, engineered wooden flooring and powerpoint.

Kitchen
13' x 8' 5" (3.96m x 2.57m)
Fitted with wall and base level units with complementary work surface over, 'Belfast' style sink, integrated five burner hob, cooker hood, integrated oven with multifunctional microwave oven, integrated washing machine with tumbledryer, dishwasher and fridge/freezer, tiled flooring, powerpoint, radiator, wall mounted combi boiler, understairs storage, two double glazed windows to side aspect and door providing access to:

Reception Room Three
14' 2" x 8' 8" (4.32m x 2.64m)
Double glazed French doors providing access to rear garden, electric fire, laminate flooring and door providing access to:

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled flooring, extractor and spotlights.

First Floor

Landing
Loft hatch with ladder (the vendor has advised that the loft is boarded with light) and doors providing access to:

Bedroom One
14' 5" x 10' 9" (4.39m x 3.28m)
Two double glazed windows to front aspect, radiator and powerpoint.

Bedroom Two
12' 2" x 8' 10" (3.71m x 2.69m)
Double glazed window to rear aspect, radiator, powerpoint and fitted cupboard in alcove.

Bedroom Three
8' 10" x 7' 11" (2.69m x 2.41m)
Double glazed tilt and turn window to rear aspect, radiator and powerpoint.

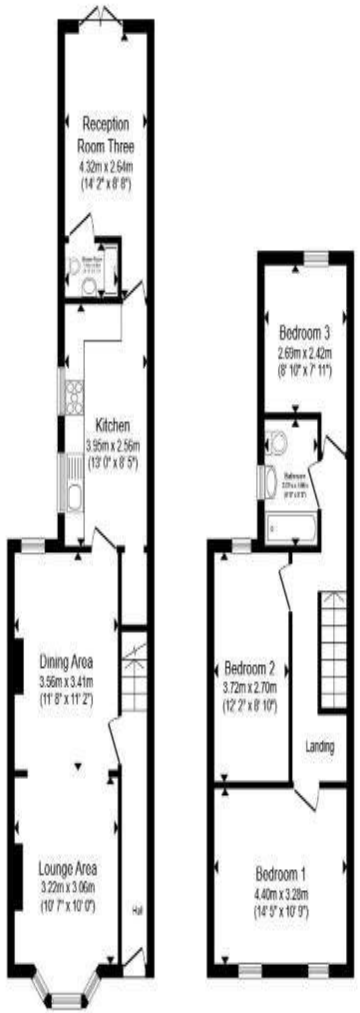
Bathroom
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, tiled walls, heated towel rail, extractor, spotlights and double glazed window to side aspect.

Outside

Front Forecourt
Mainly paved.

Rear Garden
Enclosed and paved with outside tap.

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."

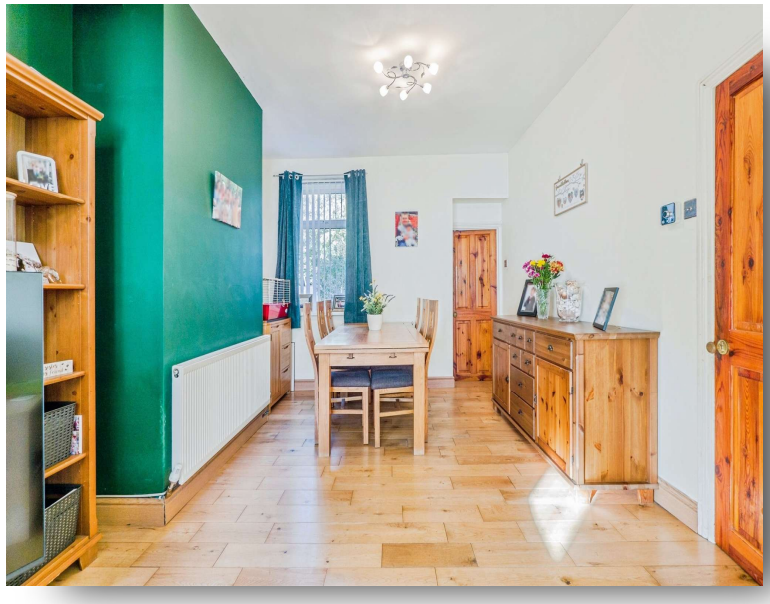


Total floor area 89.8 m² (967 sq.ft.) approx

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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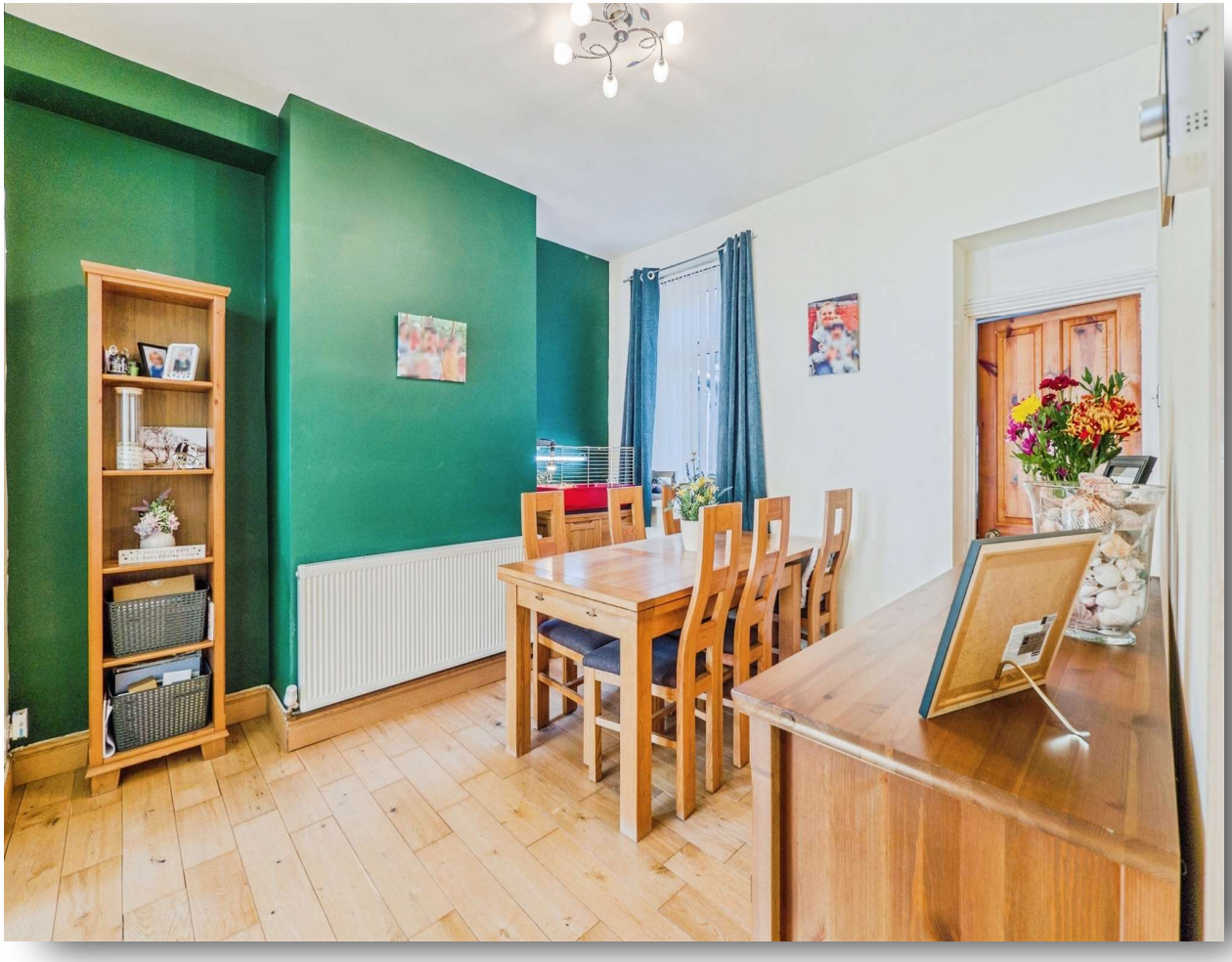
Moorland Road,

Splott Cardiff

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

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

£270,000



view this property online allenandharris.co.uk/Property/ROA115261

The Property Ombudsman

Property Ref:
ROA115261 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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