



Moorland Road, Splott Cardiff CF24 2LG

welcome to

Moorland Road, Splott Cardiff

No onward chain! Traditional bay-fronted terrace in Splott, close to local amenities and Cardiff City Centre. Features include lounge, dining area, third reception area, fitted kitchen, three bedrooms and a wet room. Benefits from gas central heating, front forecourt and an enclosed rear garden.

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.

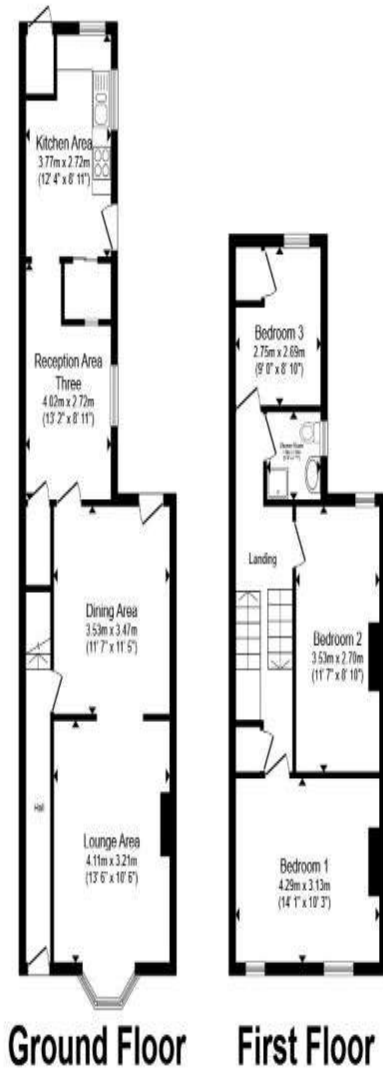
Outside

Front Forecourt

Mainly paved.

Rear Garden

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



Total floor area 106.7 m² (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



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

offers in excess of
£220,000



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Property Ref:
ROA114751 - 0004

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