

# Moorland Road

CARDIFF, CF24 2LH

GUIDE PRICE £275,000

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Beautifully presented two-bedroom end-terrace home.

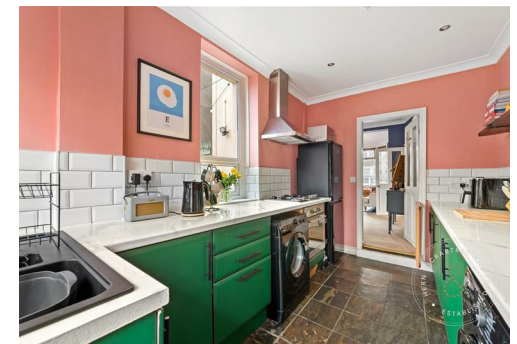
The accommodation begins with a welcoming hallway featuring original tiled flooring and a stained-glass window, immediately setting the tone for the character found throughout. To the front of the property, the open-plan living and dining room is a superb space for everyday living and entertaining alike. A striking bay window allows natural light to pour in, while the coved ceiling, ceiling rose and cast-iron fireplace add a sense of timeless elegance.

To the rear, the kitchen is neatly presented and thoughtfully arranged, offering a practical and sociable space that connects effortlessly with the garden beyond.

Upstairs, the property offers two generously sized bedrooms, both filled with natural light, making them ideal for a couple, small family or those working from home. The accommodation is completed by a stylish four-piece bathroom suite, enhanced by a distinctive glass-block wall that allows light to flow while maintaining privacy.

Externally, the home continues to impress. A front forecourt garden provides a pleasant approach, while the large rear garden is a real highlight. Whether for entertaining, gardening or simply enjoying a peaceful outdoor retreat, the space offers excellent versatility.

Ideally located close to local amenities, well-regarded schools and transport links, this end-terrace house is perfectly placed for enjoying life in a vibrant Cardiff community.



# 812.00 sq ft

## Front

Front forecourt garden. Low rise brick wall with wrought gates. Storm porch.

## Hallway

Enter via a traditional wooden stained glass door to the front elevation with window over. Coved ceiling. Traditional tiled flooring. Radiator. Stairs rise up to the first floor.

## Living Room

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Cast iron fireplace with open brickwork, wooden mantelpiece and slate hearth. Stripped wooden flooring. Radiator. Squared off archway to the dining room.

## Dining Room

Double glazed window to the rear elevation with window over. Coved ceiling. Ceiling rose. Fitted storage and shelving into alcoves. Understairs storage cupboard. Radiator. Squared off archway to the living room.

## Kitchen

Double glazed door and window to the rear elevation. Double glazed window to the side elevation. Coved ceiling. Base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. One and half bowl resin sink and drainer with mixer tap. Space for fridge freezer. Plumbing for washing machine. Space for further appliance. Tiled flooring. Radiator.

## Landing

Stairs rise up from the hallway. Wooden bannister. Stripped wooden flooring. Split level landing. Coved ceiling. Loft access hatch.

## Bedroom One

Two double glazed windows to the front elevation. Coved ceiling. Ceiling rose. Half rise feature wall panelling. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Stripped wooden flooring. Radiator.

## Bathroom

Double glazed window to the rear elevation. W/C and wash hand basin. Bath with central mixer tap. Shower quadrant with glass blockwork and glass door. Half rise feature wall panelling. Radiator. Heated towel rail. Tiled flooring. Extractor fan. Fitted linen cupboard with concealed gas combination boiler.

## Garden

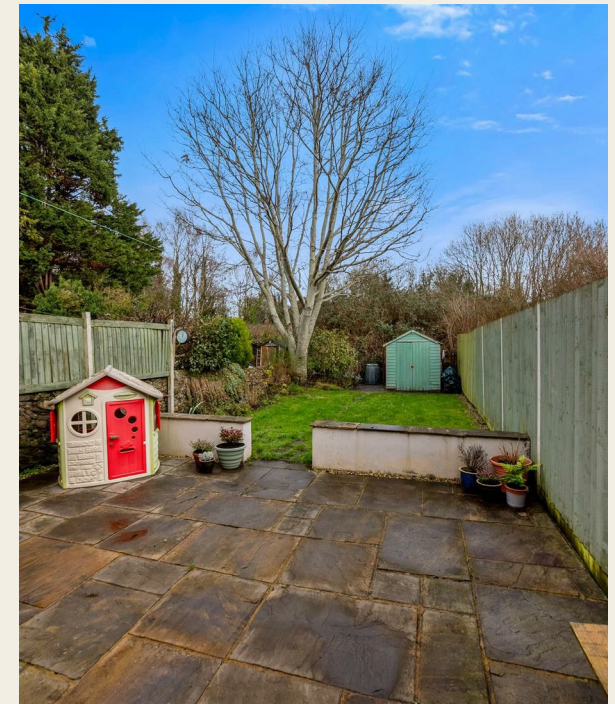
Enclosed rear garden. Paved patio. Pedestrian gate leading to the front aspect. Cold water tap. Outside light. Mature shrubs and tree. Flower borders. Timber frame shed. Low rise brick wall.

## Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

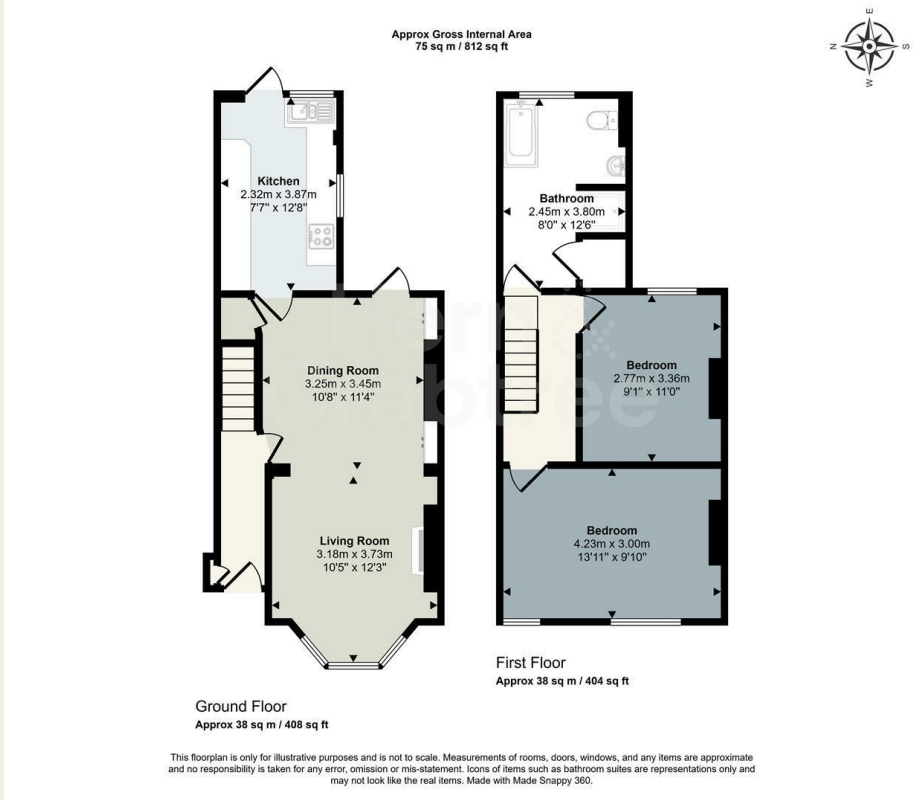
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Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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