



Moorland Road, Splott Cardiff CF24 2LP


allen & harris

welcome to

Moorland Road, Splott Cardiff

This lovely home is offered with no chain and has been modernised throughout. The property is a short drive to Cardiff City Centre and walking distance of local amenities including bus routes, schools and shops. Internal viewing is highly recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, radiator and access to:

Lounge

13' Max x 10' 10" Max (3.96m Max x 3.30m Max)

Double glazed square bay window to front aspect, radiator and laminate flooring.

Dining Room

14' 6" x 11' (4.42m x 3.35m)

Double glazed window to rear aspect, radiator and laminate flooring.

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, radiator, tiled splashback, vinyl flooring, double glazed window to side aspect and access to:

Reception Room Three

16' x 9' 2" Max (4.88m x 2.79m Max)

Double glazed window to side aspect, radiator, laminate flooring and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

13' 5" Max x 13' Max (4.09m Max x 3.96m Max)

Double glazed square bay window to front aspect, radiator, laminate flooring and fitted cupboards in alcoves.

Bedroom Two

10' 11" Max x 8' 10" Max (3.33m Max x 2.69m Max)

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

Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with

shower over, WC, wash hand basin, heated towel rail, vinyl flooring and double window to side aspect.

Outside

Front Forecourt

Wrought iron fencing with gate, mainly paved with clay tile footpath leading to front entrance.

Rear Garden

Enclosed and mainly paved.



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.focalagent.com



welcome to
**Moorland Road,
Splott Cardiff**

- Traditional Square Bay Fronted Mid Terraced Home
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£250,000



view this property online allenandharris.co.uk/Property/ROA113465



Property Ref:
ROA113465 - 0008

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk