



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

**welcome to**

## **Moorland Road, Splott Cardiff**

No Onward Chain!

A traditional double bay-fronted end terrace in popular Splott, close to local amenities and Cardiff City Centre. Offering three bedrooms, multiple reception areas, fitted kitchen, gas central heating and enclosed rear garden. Early viewing advised.

### **Ground Floor**

#### **Entrance**

Via a front door into:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Reception Room One**

12' 2" x 11' 6" ( 3.71m x 3.51m )

Bay window to front aspect, feature fireplace, powerpoints and doors providing access to:

#### **Reception Room Two**

11' 7" x 8' 3" ( 3.53m x 2.51m )

Window to rear aspect and powerpoint.

#### **Reception Area**

14' x 9' 8" ( 4.27m x 2.95m )

Opening to:

#### **Dining Area**

10' 10" x 9' 8" ( 3.30m x 2.95m )

Door to side aspect and opens to:

#### **Kitchen Area**

10' 1" x 9' 8" ( 3.07m x 2.95m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink area, integrated gas hob, double oven, cooker hood, spaces for washing machine and fridge/freezer, powerpoints and windows to side and rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

16' 4" x 11' 6" ( 4.98m x 3.51m )

Bay window to front aspect and additional window to front aspect, feature fireplace and powerpoint.

#### **Bedroom Two**

10' 10" x 9' 6" ( 3.30m x 2.90m )

Window to rear aspect and powerpoint.

#### **Bedroom Three**

11' 7" x 6' 6" ( 3.53m x 1.98m )

Window to rear aspect and powerpoint.

#### **Bathroom**

Fitted with a three piece suite comprising bath inset to tiled area, WC, wash hand basin inset to vanity unit, heated towel rail, tiled flooring, wall mounted boiler and two windows to side aspect.

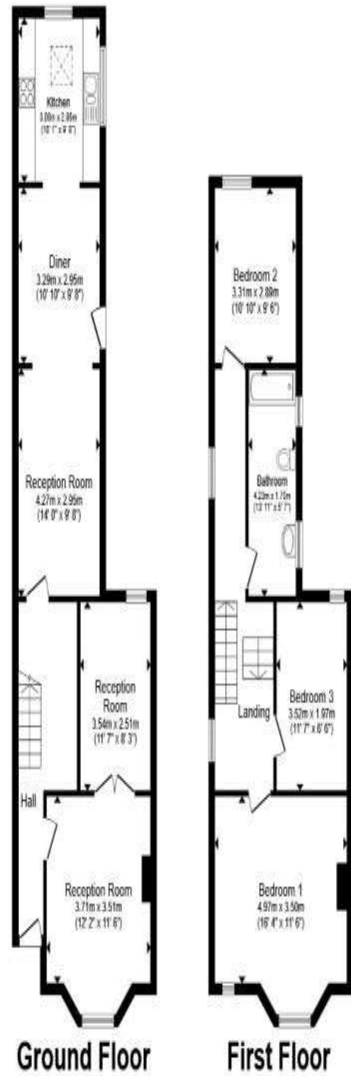
### **Outside**

#### **Front Forecourt**

Mainly paved with shrubs.

#### **Rear Garden**

Enclosed with established shrubs.



Total floor area 122.9 m<sup>2</sup> (1,323 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 Double Bay Fronted End Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Reception Area/Dining Area/Kitchen Area
- First Floor Bathroom

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

**£250,000**



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