



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

**welcome to**

## **Moorland Road, Splott Cardiff**

**\*\*OPEN TO OFFERS\*\*** Ideal Investment Opportunity!

A fantastic opportunity to acquire this traditional bay-fronted terrace in Splott, perfectly positioned within easy reach of local amenities and Cardiff City Centre. There is no chain making this property a swift, hassle-free purchase!

### **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.

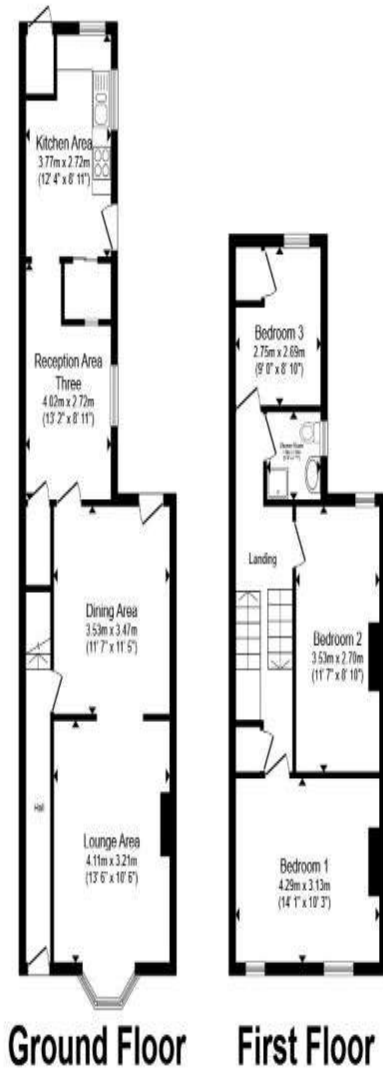
### **Outside**

#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

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



Total floor area 106.7 m<sup>2</sup> (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](http://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 the region of  
**£210,000**



**view this property online** [allenandharris.co.uk/Property/ROA114751](http://allenandharris.co.uk/Property/ROA114751)



Property Ref:  
ROA114751 - 0007

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.

allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



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



[allenandharris.co.uk](http://allenandharris.co.uk)