

# Moorhead Close

CARDIFF, CF24 5FB

GUIDE PRICE £120,000



# Moorhead Close

A thoughtfully presented one bedroom purpose built apartment offering a refined yet practical living environment, ideally suited to first time buyers, professionals or investors seeking a well connected city base. The interiors are in good condition and provide a calm, neutral backdrop, ready for personalisation.

The principal reception space is well proportioned and filled with natural light, offering a comfortable setting for both everyday living and more relaxed entertaining. The kitchen is sensibly arranged, creating an efficient and functional workspace. The bedroom is a peaceful retreat, generous enough to accommodate freestanding furniture, while the bathroom is neatly appointed.

Moorhead Close sits within easy reach of the vibrant amenities of Roath and Cardiff city centre, where independent cafés, restaurants and cultural venues can be enjoyed. Nearby green spaces such as Roath Park provide a welcome escape, while excellent transport links, including regular bus routes and nearby rail connections, ensure convenient access across the city and beyond. The area is also well served by respected local schools and everyday conveniences, making it a highly practical location for a range of buyers.

This is a quietly appealing home with broad appeal, offering a balance of comfort, location and potential.



# 544.00 sq ft

## Communal Hallway

Communal hallway with security entrance system. Access to the lift and staircase giving access to all floors.

## Inner hallway

Light laminate flooring. Two radiators. Telephone entrance security system. Double glazed window. Storage cupboards.

## Kitchen

Double glazed window. A range of matching wall and base units with complementary worktops over. Stainless steel one bowl sink and drainer unit with mixer tap above. Integrated electric hob with cooker hood over. Integrated electric oven. Tiled splashbacks. Plumbing for washing machine. Space for fridge freezer. Space for further appliance. Vinyl flooring.

## Lounge/ dining room

A bright room with space for lounge furniture and dining table and chairs. Two double glazed windows. Coved ceiling. Radiator. Two ceiling light points.

## Bedroom

Double glazed window. A well presented double bedroom. Radiator. Space for wardrobes.

## Bathroom

A contemporary style three piece suite in white comprising: WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Walls are part tiled walls. Vinyl flooring. Extractor fan. Heated towel radiator.

## Parking

Allocated parking space. Visitor parking available.

## Tenure

Leasehold. 999 years from 2008 with 979 years remaining. £100 Annual ground rent. £617.72 Annual service & maintenance charges.

## Additional Information

Council Tax Band C (Cardiff). EPC rating C.

## Disclaimer

Disclaimer: Property details are provided by the seller and

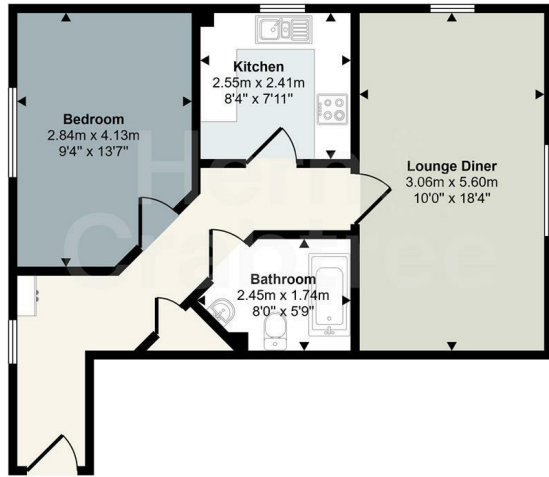
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



# Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area  
51 sq m / 544 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

