

# Moorland Road

CARDIFF, CF24 2LH

GUIDE PRICE £275,000

Hern &  
Crabtree



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Set along a well-regarded residential street in Splott, this beautifully presented period home offers a considered balance of character and modern finish. From the moment you step inside, there is a sense of care in how the property has been maintained, with light flowing easily through the ground floor and a layout that suits both everyday living and entertaining.

The reception spaces are well proportioned and connect naturally, while the kitchen has been thoughtfully fitted with practical storage and workspace. Upstairs, two comfortable double bedrooms are complemented by a spacious and well arranged bathroom, creating a home that feels both functional and refined.

Splott continues to grow in popularity thanks to its proximity to Cardiff city centre and Cardiff Bay, both easily accessible by foot, bike or public transport. Local amenities are close at hand, including independent shops, cafes and everyday conveniences, while nearby green spaces such as Splott Park and Roath Park provide welcome outdoor space. The area is also well placed for access to major road links, making it a practical choice for commuters.

Offered with no onward chain, this is a home that will appeal to buyers seeking a move-in ready property in a well connected and increasingly sought-after part of the city.



# 827.00 sq ft

## Entrance Hall

Entered via a traditional style glazed front door with etched glass panel and window over, allowing plenty of natural light. The hallway is finished with tiled flooring, a coved ceiling and decorative tiled staircase rising to the first floor. A feature glass block wall provides additional light through from the living room, creating a bright and welcoming first impression.

## Lounge area

Positioned to the front of the property, the lounge area benefits from a double glazed bay window. There is wood effect flooring, a coved ceiling with spotlights and a feature inset fireplace set within the chimney breast. The space flows nicely through to the dining area via a squared archway.

## Dining area

A versatile second reception area overlooking the rear garden. Currently used as a dining space with potential for a home office. There is a double glazed window to the rear elevation. Laminate flooring. Radiator. Useful alcove cupboard. An additional understairs storage cupboard with power and lighting.

## Kitchen

A stylish, contemporary kitchen. Fitted with a range of wall and base units with butcher block style worktops over. One and a half bowl ceramic sink with mixer tap. Integrated dishwasher and space and plumbing for washing machine. Further features include a four ring gas hob with oven below and extractor hood over, integrated fridge freezer. Larder cupboard and recycling storage. Cork flooring runs throughout. Vertical radiator adds a contemporary touch. A double glazed door and window to the side provide access to the garden and natural light.

## First Floor Landing

Stairs rise to a central landing with balustrade, loft access hatch and access to all first floor rooms.

## Bedroom One

A generous double room to the front with a double glazed window, feature cast iron fireplace and built-in wardrobes set into the alcoves. Finished with a picture rail and radiator.

## Bedroom Two

A further double bedroom overlooking the rear, with a double glazed window, radiator, feature fireplace and fitted wardrobes within the alcoves.

## Bathroom

A well-appointed four piece suite comprising a bath with central mixer tap and shower attachment, wash hand basin, WC, and a separate shower cubicle with plumbed shower. The room is partly tiled with tiled flooring, and includes a vertical heated towel rail, recessed shelving with feature lighting, mirrored storage and an airing cupboard housing the gas combination boiler.

## Rear Garden

The rear garden has been landscaped to offer a variety of usable spaces, including a paved patio, decked seating areas and an artificial lawn. Raised flower borders add interest, while a further decked area to the rear provides an additional seating space. There is also a useful side return for storage. Outside hot and cold water taps.

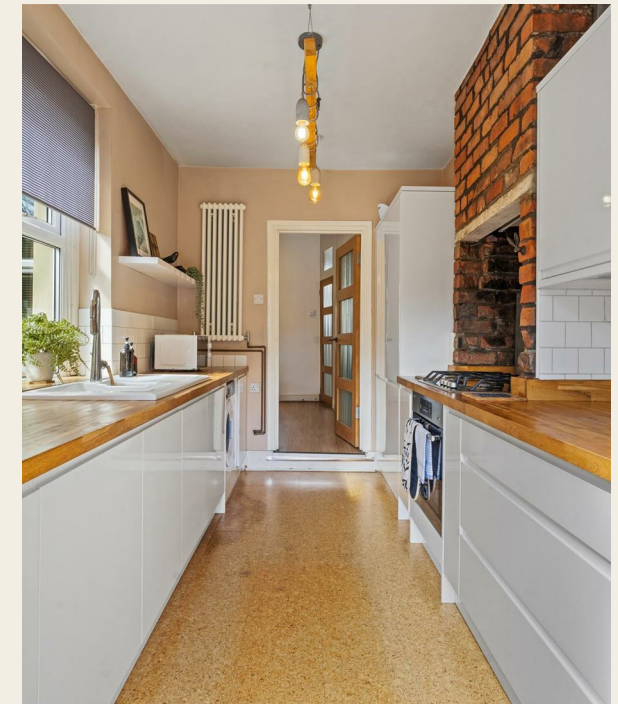
## Additional Information

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

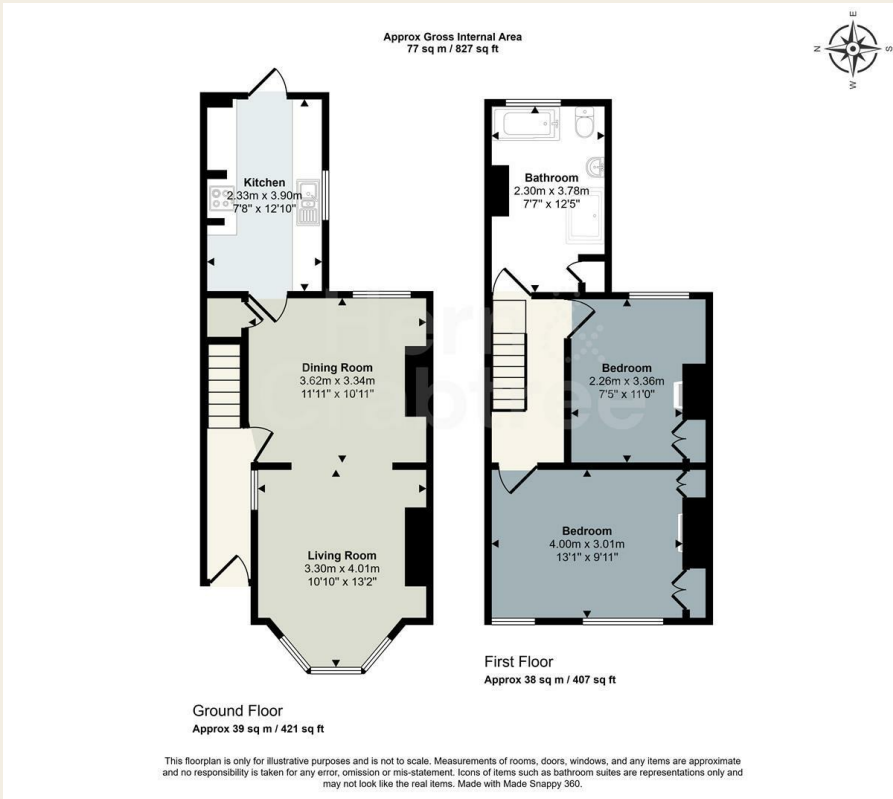
## Disclaimer

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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.



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Energy Efficiency Rating		
	Current	Potential
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		
	<b>67</b>	<b>77</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

