

Moorhead Close

CARDIFF, CF24 5FD

GUIDE PRICE £120,000

Hern &
Crabtree



Moorhead Close

This one-bedroom purpose-built apartment offers a considered balance of comfort and practicality, making it an appealing prospect for both first-time buyers and investors. The interiors are well maintained, with a layout that prioritises natural light and ease of living, creating a home that feels both composed and quietly inviting.

The apartment sits within a popular area to the east of Cardiff city centre, where a sense of neighbourhood is complemented by excellent connectivity. A short journey leads to the vibrant heart of the city, with its array of independent cafés, restaurants and cultural destinations. Closer to home, residents benefit from a range of everyday amenities including local shops and supermarkets, while nearby green spaces such as Roath Park provide a welcome retreat for walking and recreation.

Transport links are particularly convenient, with regular bus routes and easy access to major road networks connecting to the city centre, Cardiff Bay and beyond. Cardiff Queen Street and Cardiff Central stations offer rail services across South Wales and into London, making this an ideal base for commuters. The area is also well served by respected schools and further education facilities, enhancing its long-term appeal.

Presented in good order, the apartment represents a straightforward investment, while also offering scope as a comfortable and well-positioned home in one of Cardiff's most accessible locations.



525.00 sq ft

Communal Hallway

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

Hallway

Telephone entrance system. Double glazed window. Wall mounted gas central heating boiler. Fuse box. Vinyl flooring. Two radiators. Doors to all rooms.

Kitchen

Double glazed window. Kitchen with wall and base units with complementary worktops over. Stainless steel one bowl sink and drainer unit with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated electric oven. Plumbing for washing machine. Space for fridge and freezer. Space for further appliance. Vinyl flooring.

Lounge/ dining room

A well presented reception room with space for lounge furniture and dining table and chairs. Two double glazed windows with views. Coved ceiling. Vinyl flooring. Radiator. Two ceiling light points.

Bedroom

Double glazed French doors open out on to a Juliette balcony with far reaching views. A well presented double bedroom. Vinyl flooring. 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 2007 with 980 years remaining. £100 Annual ground rent. £620.04 Annual service & maintenance charges.

Additional Information

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

Disclaimer

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Floorplan

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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



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