

# Moorland Road

CARDIFF, CF24 2LG

£195,000

Hern &  
Crabtree





# Moorland Road

Situated in this quiet Cardiff neighbourhood is a beautifully presented three-bedroom maisonette that occupies a generous two-thirds of a handsome period house—space that's been thoughtfully transformed into a warm, character-filled retreat just minutes from the city centre.

With its own private entrance, the maisonette immediately sets itself apart. It feels more like a house than a flat, a sense reinforced as you move through its well-proportioned rooms that unfold across the upper two floors of the building. Light floods in from the bay windows, and high ceilings lend an airy, almost regal charm—especially where the window frames leafy views of the street below.

All three bedrooms are located on the first floor and offer generous proportions, each with its own inviting character. The main bedroom provides ample space for wardrobes and personal touches, while the two additional double bedrooms are equally well-sized—one nearly matching the master in scale—making them ideal as guest rooms, a nursery, home office, or creative studio.

At the very top of the property, an enormous converted loft has been cleverly adapted into a welcoming lounge. This additional living space really has the wow factor, spanning the entire footprint of the rooms below. With sunrises visible from the rear window and sunsets streaming in through the front two, the ever-changing light brings a calming atmosphere that feels worlds away from the bustle below—perfect for relaxing, reading, or entertaining.

The property will come with a share of the freehold, adding peace of mind for the future. There's on-street parking, excellent public transport connections, and an undeniable sense of community. Independent cafés and artisan bakeries are dotted nearby, with green spaces like Moorland Park just a short stroll away—perfect for morning walks or lazy weekend afternoons.



# 1517.71 sq ft

## Entrance

Enter via a traditional wooden glazed door to the front elevation with window over. Stairs rise up to the first floor hallway.

## Hallway

Stairs rise up from the entrance. Radiator. Stairs rise up to the second floor. Understairs storage alcove.

## Kitchen

12'2" max x 7'0" max

Double glazed window to the side elevation. Wall and base units with worktops over. Integrated four ring electric hob. Integrated oven. Stainless steel one and half bowl sink and drainer with mixer tap. Base fridge and freezer. Plumbing for washing machine. Space for further appliance. Fitted cupboard with concealed gas combination boiler. Part tiled walls. Stripped wooden flooring.

## Bedroom One

15'11" max x 14'1" max

Double glazed bay and half window to the front elevation. Radiator.

## Bedroom Two

14'7" max x 11'10" max

Double glazed bay window to the front elevation. Radiator.

## Bedroom Three

12'4" max x 9'11" max

Double glazed window to the rear elevation. Radiator.

## Bathroom

12'2" max x 5'0" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity cupboard. Bath with shower mixer and glass splashback screen. Part tiled walls. Stripped and painted wooden flooring.

## Second Floor

Stairs rise up from the first floor hallway. Wooden handrail and spindles. Matching bannister. Double glazed window to the rear elevation.

## Lounge

29'4" max x 24'8" max

Two double glazed windows to the front elevation. Radiator.

## Tenure

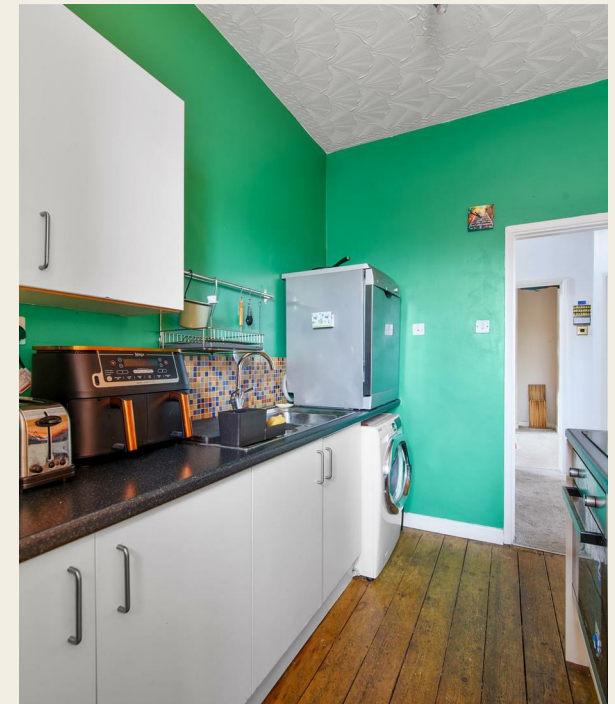
The property will be a share of the freehold on completion.

## Additional Information

Council Tax Band B (Cardiff). EPC rating E.

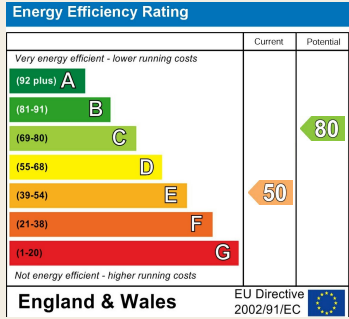
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Denotes head height below 1.5m

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.



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