Moorland Road

SPLOTT, CF24 2LQ

GUIDE PRICE £275,000

Hern & Crabtree

Moorland Road

A beautifully presented three bedroom bay-fronted period home.

The welcoming entrance hall leads to an impressive through lounge and sitting room, a bright space enhanced by a large bay window to the front. To the rear, a separate dining room, flowing seamlessly into the well-appointed fitted kitchen, which enjoys direct access to the enclosed rear garden.

Upstairs, the first floor offers three bedrooms, including an excellent principal bedroom spanning the full width of the property. A spacious family bathroom is complemented by the added convenience of a separate WC.

Outside, the enclosed rear garden has been designed for low maintenance, providing an attractive space to enjoy unwinding in the warmer months.

A wide range of local shops, cafés and everyday amenities are all within easy reach, while Cardiff city centre, Cardiff Bay and Newport Road retail parks are all easily accessible. Excellent public transport links, nearby schools and convenient road connections make this an increasingly popular location for families and commuters alike.

Approx 1127.00 sq ft

Council Tax Band: D

Front
Front forecourt garden. Low rise brick wall with wrought iron gate.

Entrance Porch
Entered via a decorative uPVC front door with glazed inserts and matching glazed panel above, the entrance porch features tiled flooring and half-height tiled walls, providing a practical space before leading into the main hallway through an internal wooden door.

Hallway
A welcoming hallway with tiled flooring, dado rail and staircase rising to the first floor. An open understairs recess provides useful storage and houses a radiator.

Living Room
A bright and elegant principal reception room centred around a double glazed bay window to the front elevation. Double glazed uPVC door leading out to the rear garden via the side return. Character features include a ceiling rose, coved ceiling and dado rail, while a built-in cupboard is positioned to one side of the chimney breast.

Dining Room
The dining room enjoys coved ceilings, a ceiling rose and a double glazed window to the side. Finished with tiled flooring and a radiator, this versatile space flows directly into the kitchen.

Kitchen
Fitted with a range of wall and base units complemented by laminate work surfaces incorporating a stainless steel one and a half bowl sink with drainer. Integrated appliances include a four-ring gas hob with electric oven and grill below, fridge, freezer, washing machine and dishwasher. Tiled flooring continues throughout, while a double glazed window to the side and double glazed patio doors provide plenty of natural light and direct access to the rear garden.

First Floor Landing
With wooden balustrades, dado rail and hatch providing access to the loft space.

Bedroom One
A spacious principal bedroom with two sets of double glazed windows to the front elevation, allowing for an abundance of natural light. Finished with wooden flooring and a radiator.

Bedroom Two
A generous double bedroom overlooking the rear garden with a double glazed window, wooden flooring, radiator and a large built-in wardrobe providing excellent storage.

Bedroom Three
A well-proportioned third bedroom with a double glazed window to the rear, wooden flooring, radiator and hatch access to an additional loft storage area.

WC
Conveniently positioned separate cloakroom fitted with a WC and wash hand basin. A double glazed obscure window to the side provides natural light, while a large storage cupboard houses the combi boiler.

Bathroom
Well-appointed family bathroom fitted with a panelled bath, separate walk-in shower, wash hand basin and WC. Finished with tiled walls, laminate flooring, heated towel rail and a double glazed obscure window to the rear.

Rear Garden
Designed for ease of maintenance, the enclosed rear garden is fully paved and enclosed by stone boundary walls. A rear gate provides access to the rear lane, while an external cold water tap adds further practicality.

Additional Information
Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

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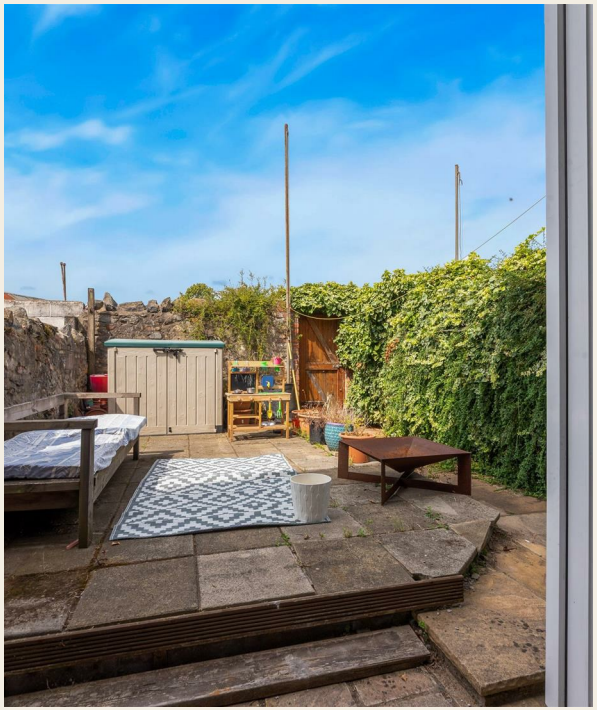

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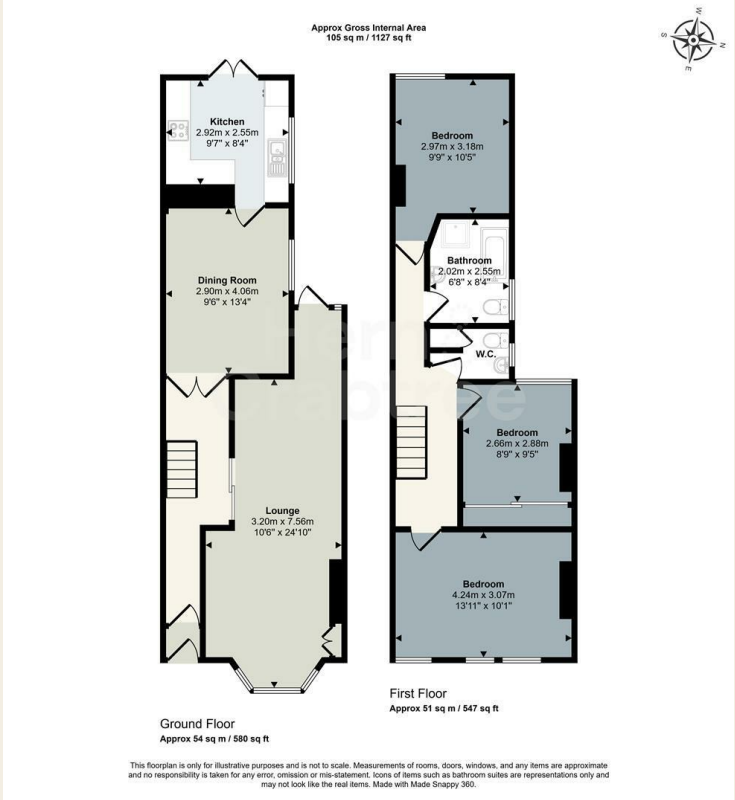

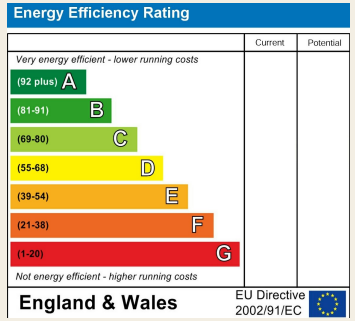

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