

Moorland Road

CARDIFF, CF24 2LH

GUIDE PRICE £275,000

Hern &
Crabtree



Moorland Road

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 wooden 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.

Living Room

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

Dining Room / Study

A versatile second reception room overlooking the rear, currently used as a dining space with potential for a home office. There is a double glazed window to the rear, laminate flooring, a radiator, and a useful alcove cupboard. An additional under-stairs storage cupboard provides power and lighting.

Kitchen

Fitted with a range of wall and base units with butcher block style worktops over. There is a one and a half bowl ceramic sink with mixer tap, integrated dishwasher, and space and plumbing for a washing machine. Further features include a four ring gas hob with oven below and extractor hood over, integrated fridge freezer, pull-out larder cupboard and recycling storage. Cork flooring runs throughout, and a 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 quadrant 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.

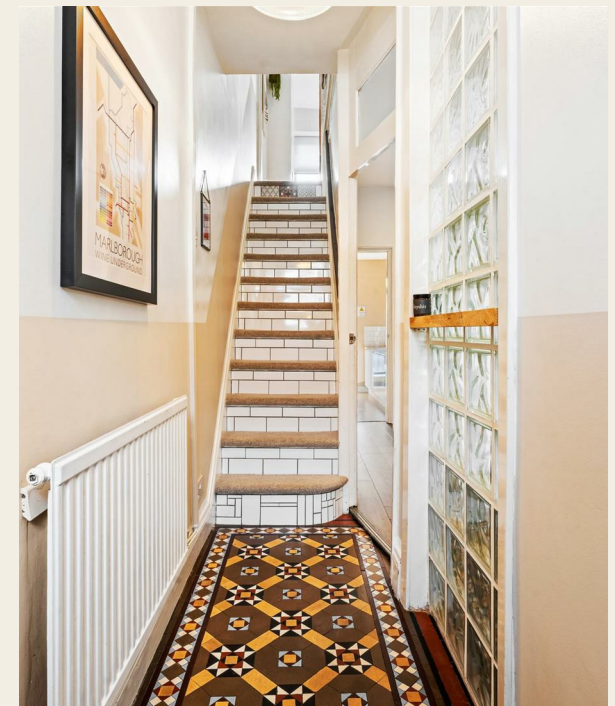
Additional Information

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

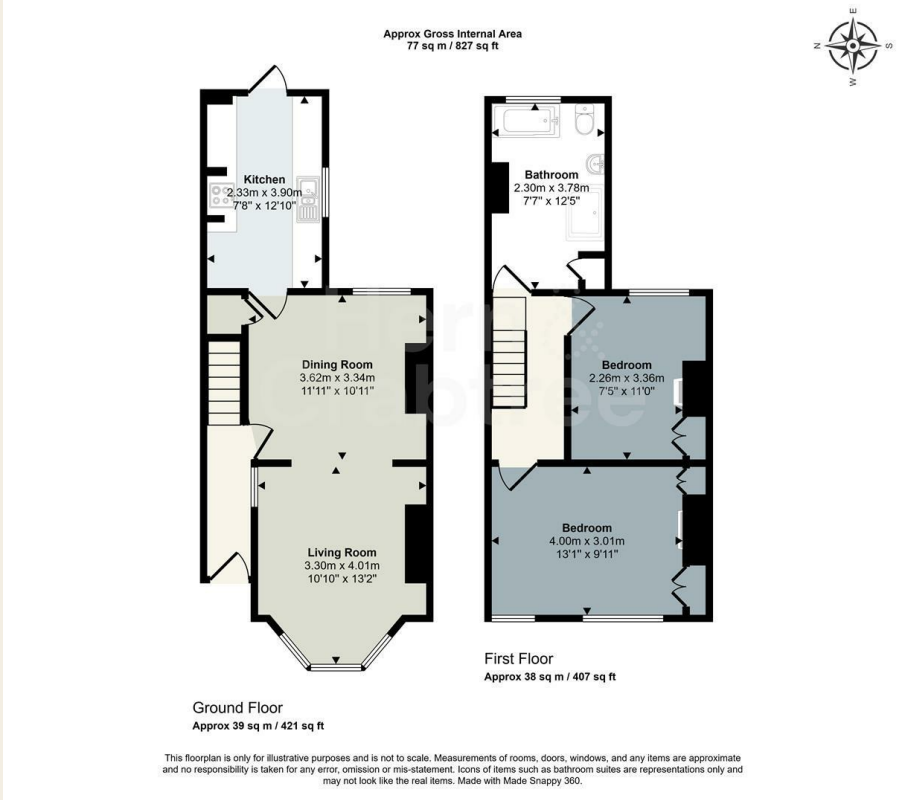
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.



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



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.