

# Moorhead Close

CARDIFF, CF24 5FD

**GUIDE PRICE £120,000**

**Hern &  
Crabtree**



# Moorhead Close

A top floor, light apartment with city views, situated within minutes' walk of Cardiff city centre.

This beautifully presented one bedroom apartment offers a refined and light-filled home in a highly convenient Cardiff setting. Accessed via lift and benefitting from an allocated parking space, it provides both ease and privacy, ideal for modern city living.

The accommodation unfolds from a welcoming hallway into a well-appointed kitchen and a generous lounge and dining room, elevated to capture an open outlook and a sense of calm above the surroundings. The bedroom is quietly positioned and thoughtfully proportioned, complemented by a contemporary bathroom. The apartment has been carefully maintained, allowing a purchaser to move in with confidence.

Perfectly placed for access to local amenities and excellent transport links into Cardiff city centre and beyond, this is an appealing opportunity for a first-time buyer, investor, or those seeking to downsize without compromise.

Offered with no onward chain, a long lease, and available furnished or unfurnished, it represents a considered and well-connected home in a desirable location.



# 544.00 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. Doors to all rooms.

## Kitchen

Double glazed window. Contemporary style kitchen with wall and base units with complementary worktops over. Stainless steel 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. Extractor fan.

## Lounge/ dining room

A well presented reception room with space for lounge furniture and dining table and chairs. Double glazed window with views. Double glazed French doors open out on to a Juliette balcony with far reaching views. Radiator. Two ceiling light points.

## Bedroom

A well presented double bedroom. Double glazed window with views. 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 2008 with 979 years remaining. £100 Annual ground rent. £617.72 Annual service & maintenance charges.

## Additional Information

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

## 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. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.



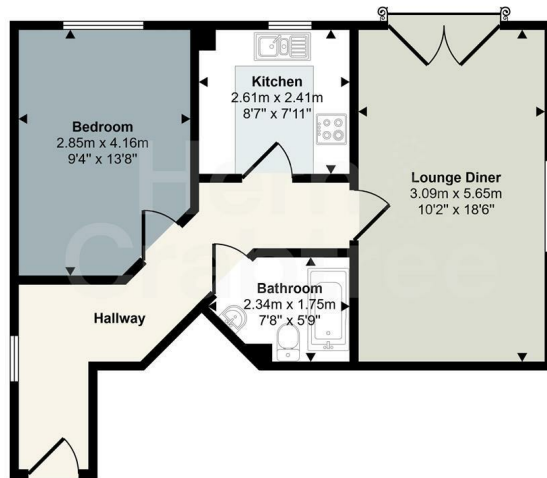
# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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>England &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
51 sq m / 544 sq ft



Floorplan

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.

## 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.