

# Moorland Road

CARDIFF, CF24 2LQ

GUIDE PRICE £325,000

Hern &  
Crabtree





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This beautiful three-bedroom end-of-terrace home on Moorland Road is stylish and inviting with its bright, open-plan layout and a garden that's been lovingly landscaped.

Stepping through the front door, you're welcomed by a light and airy hallway that leads into a connected living and sitting area – open-plan in design, yet perfectly zoned for both relaxing and entertaining. To the rear, the heart of the home opens up into a contemporary kitchen and dining space, flooded with natural light and offering seamless access to the rear garden – a private and low-maintenance outdoor space with elegant landscaping and room to dine al fresco.

Upstairs, you'll find three well-proportioned bedrooms, a modern family bathroom, and a separate WC, all finished with a crisp, neutral palette and an eye for detail. The layout offers excellent flexibility for young families, professionals, or those working from home.

Located in a vibrant and community-driven neighbourhood, this property is just a short distance from local shops, green spaces, and excellent transport links into Cardiff city centre and beyond. It blends convenience, charm, and a move-in ready finish – a fantastic home in a sought-after part of the city.



**1124.00 sq ft**

#### Front

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

#### Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Tiled flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

#### Living Room

Double glazed bay window to the front elevation. Coved ceiling. Dado rail. Fitted shelving into alcoves. Wooden flooring. Radiator. Squared off archway to the sitting room.

#### Sitting Room

Double glazed French doors leading to the rear elevation. Coved ceiling. Dado rail. Wood burner with wooden mantelpiece and slate hearth. Wooden flooring. Radiator. Squared off archway to the sitting room.

#### Kitchen

Double glazed window to the side elevation. Double glazed window to the rear elevation. Double glazed French doors leading to the garden. Coved ceiling. Wall and base units with worktops over. One and half bowl sink and drainer with mixer tap. Smeg range cooker with stainless steel splashback and cooker hood over. Integrated fridge freezer. Integrated dishwasher. Fitted storage and shelving understairs. Two radiators. Wooden flooring. Half rise feature wall panelling. Worcester gas combination boiler.

#### Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Loft access hatch.

#### Bedroom One

Double glazed bay and half window to the front elevation. Coved ceiling. Wooden mantelpiece. Radiator.

#### Bedroom Two

Double glazed window to the rear elevation. Radiator. Cast iron mantelpiece.

#### Bedroom Three

Double glazed window to the rear elevation. Radiator.

#### W/C

Double glazed obscured window to the side elevation. W/C and wash hand basin. Part tiled walls. Tiled flooring.

#### Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity cupboard. Bath with plumbed shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

#### Garden

Enclosed rear garden. Pedestrian gate leading to rear lane access. Pedestrian gate leading to the front aspect. Purpose built storage shed. Paved patio. Astro turf lawn. Stone chippings. Timber decked seating area with timber pergola. Flower borders. Side return. Outside light. Cold water tap.

#### Additional Information

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

#### Disclaimer

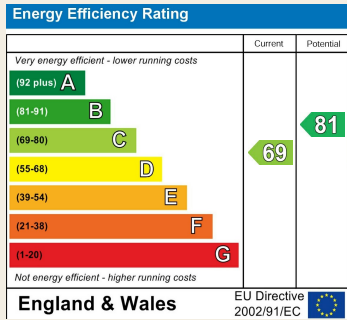
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