

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MOORLAND ROAD
SPLOTT



ENTRANCE HALL

LOUNGE
3.56m x 4.24m (11'8 x 13'11)

DINING / FAMILY ROOM
3.00m x 3.63m (9'10 x 11'11)

KITCHEN
3.02m x 3.73m (9'11 x 12'3)

BREAKFAST ROOM
3.02m x 4.45m (9'11 x 14'7)

LANDING

BEDROOM ONE
4.09m x 4.19m (13'5 x 13'9)

BEDROOM TWO
2.69m x 3.66m (8'10 x 12')

BEDROOM THREE
3.10m x 3.63m (10'2 x 11'11)

BATHROOM
1.83m x 3.99m (6' x 13'1)

LOFT ROOM
4.45m x 4.45m (14'7 x 14'7)

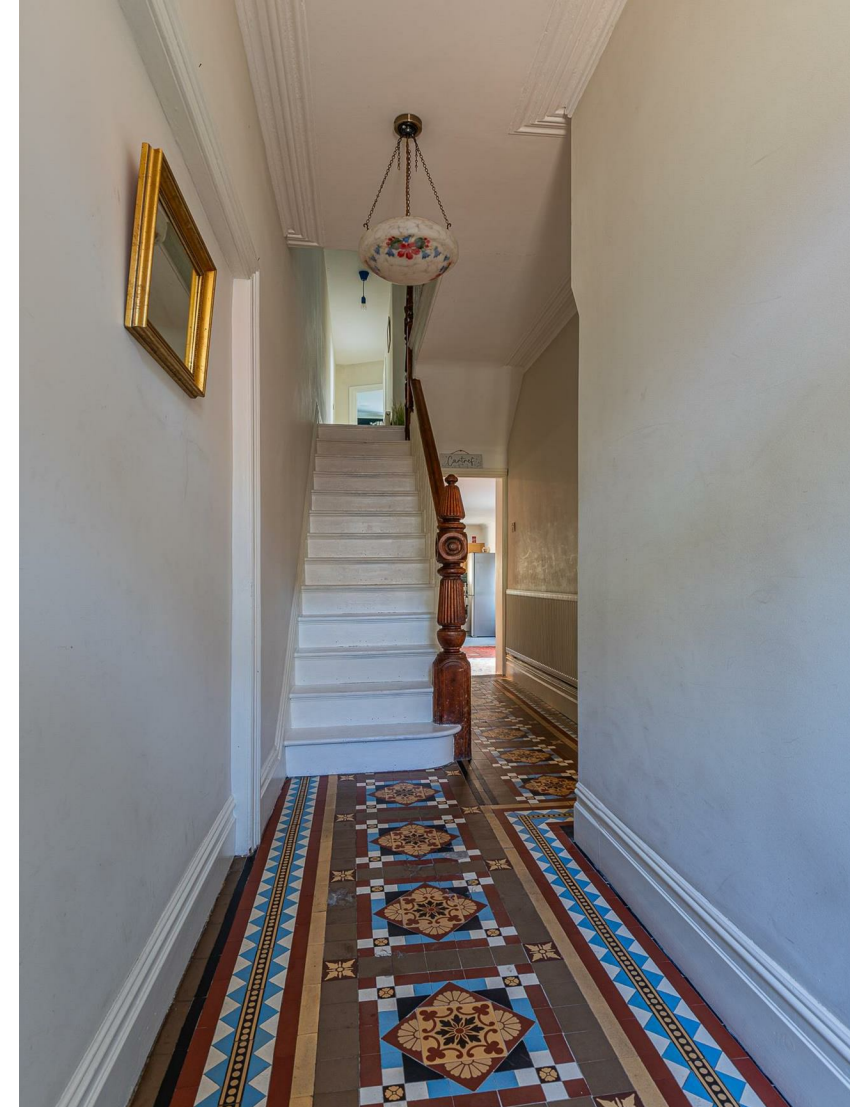
GARDEN

LARGE STUDIO / WORKSHOP
6.35m x 3.96m (20'10 x 13')

TENURE
Freehold - This is to be confirmed with your legal representative.

COUNCIL TAX
Band D




SCHOOL CATCHMENT AREA





MOORLAND ROAD

SPLOTT, CF24 2LF - £300,000

 3 Bedroom(s)
  1 Bathroom(s)
  1432.00 sq ft

*** Offers over £300,000 *** Jeffrey Ross are pleased to bring to the market this spacious three double bedroom terrace home with loft conversion and garden / hobbies room. Situated within the heart of Splott and close to local parks, shops and amenities as well as Cardiff City Centre. The property comprises of entrance hall, lounge, family / dining room, open plan kitchen / breakfast room to the ground floor and to the first floor there are three double bedrooms and a large modern family bathroom, to the second floor there is a converted loft room. Outside there is an enclosed rear garden with garden / hobbies room.

See below JR VR Tour

https://youriguide.com/33_moorland_rd_splott_crf_gb



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
 Senior valuer





Moorland Road, Splott, Cardiff

Moorland Rd, Splott, CRF

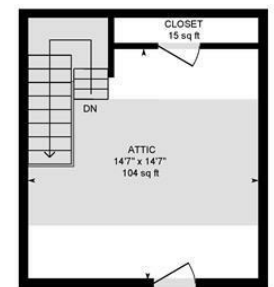
Main Building: Total Interior Area 1432.44 sq ft



Ground Floor



1st Floor



Attic

0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	