

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 3.63m (10'2 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' )

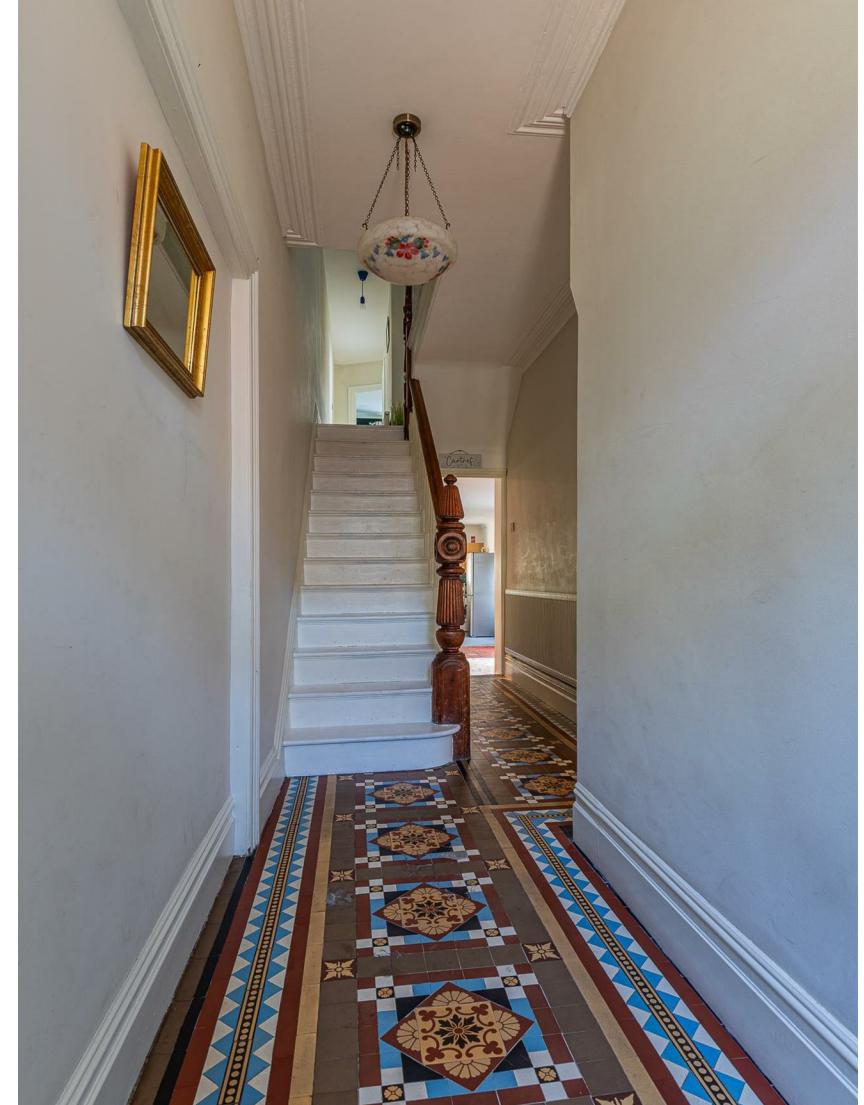
**TENURE**

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)

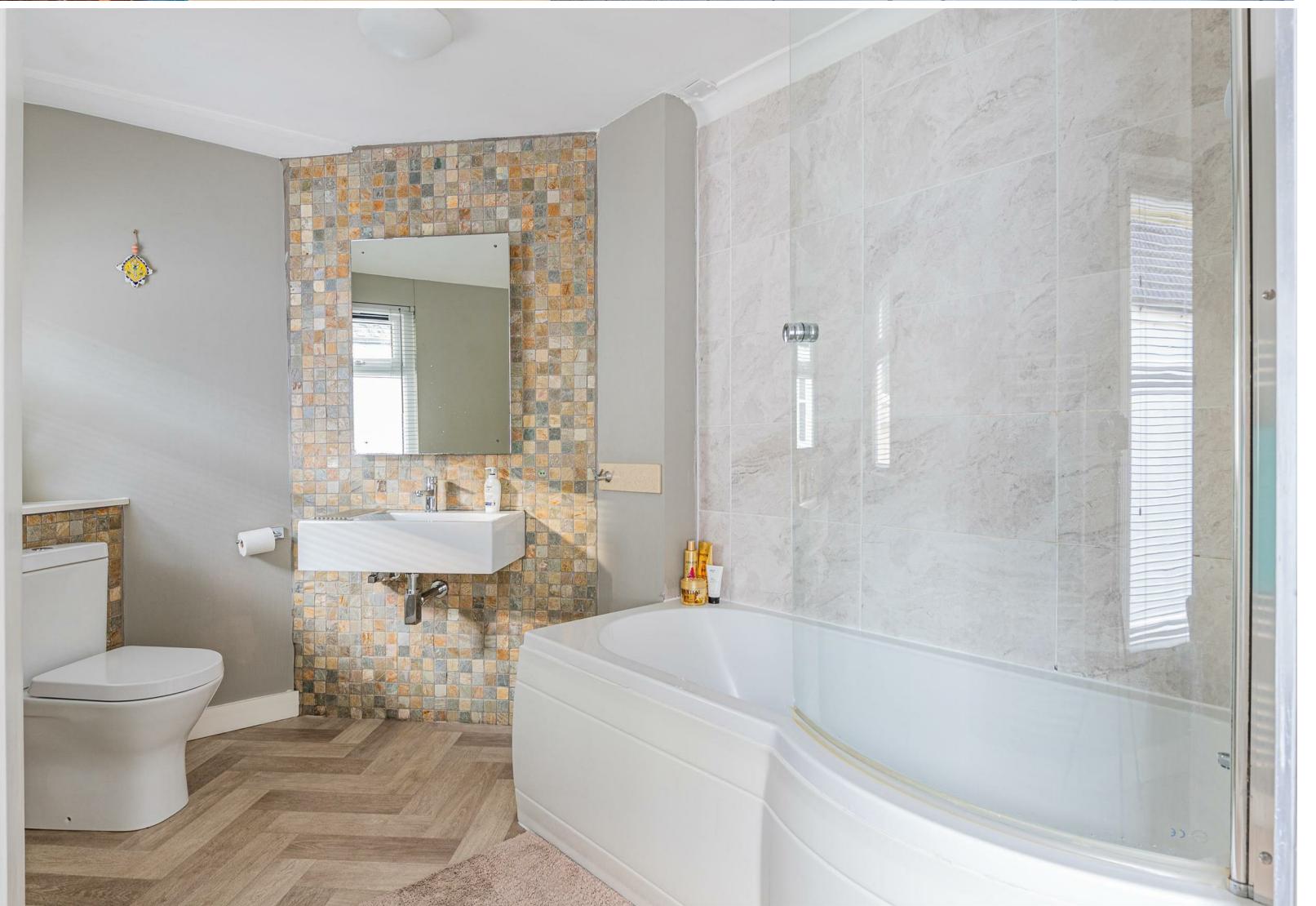


1432.00 sq ft

\*\*\* 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

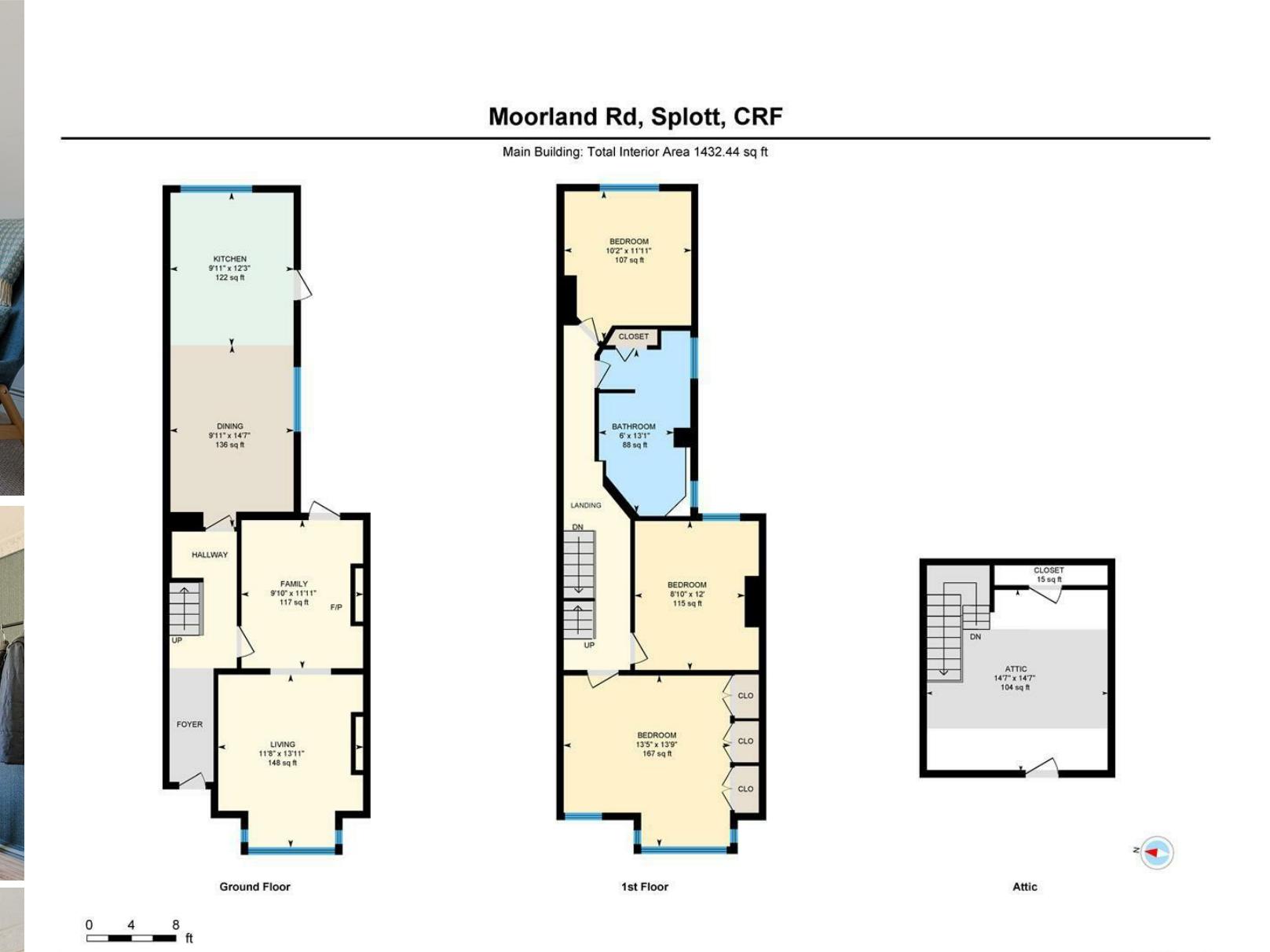
[https://youriguide.com/33\\_moorland\\_rd\\_spott\\_crf\\_gb](https://youriguide.com/33_moorland_rd_spott_crf_gb)



### PROPERTY SPECIALIST

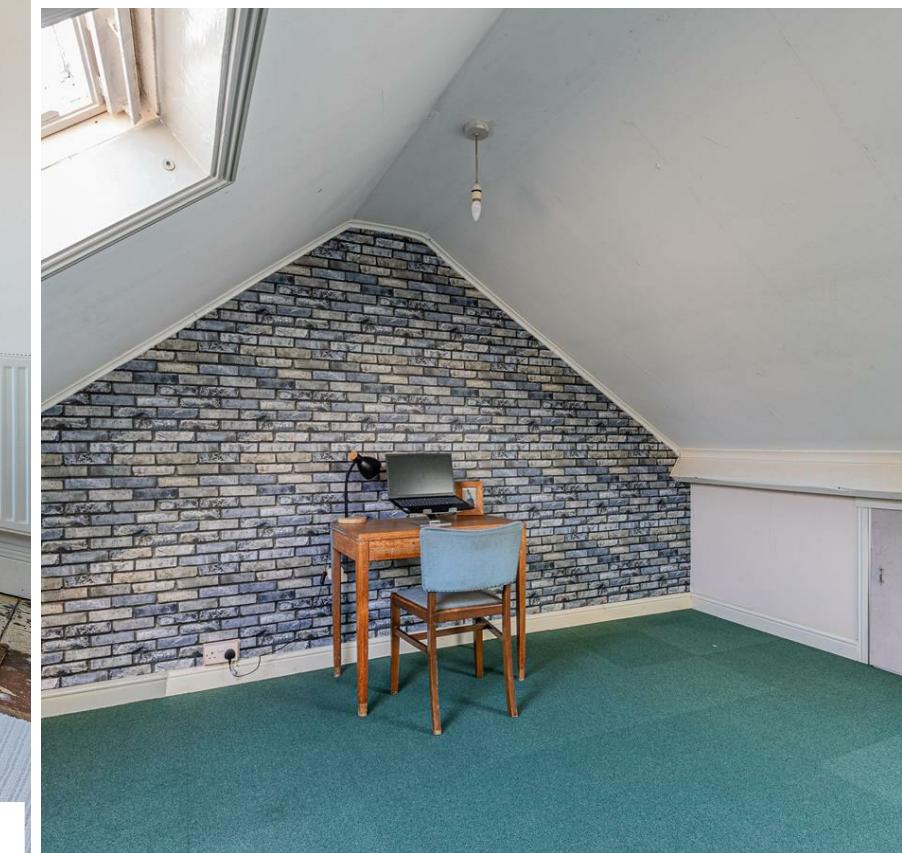
Mrs Amanda Trinder  
amanda@jeffreyross.co.uk  
Senior valuer





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	