

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MOORLAND ROAD
SPLOTT



ENTRANCE HALL

LOUNGE

3.33m x 3.78m (10'11" x 12'5")

DINING ROOM

3.61m x 3.66m (11'10" x 12'0")

KITCHEN

2.62m x 4.37m (8'7" x 14'4")

BEDROOM ONE

4.45m x 3.78m (14'7" x 12'5")

BEDROOM TWO

2.79m x 3.53m (9'2" x 11'7")

BEDROOM THREE

2.72m x 2.79m (8'11" x 9'2")

SHOWER ROOM

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band D

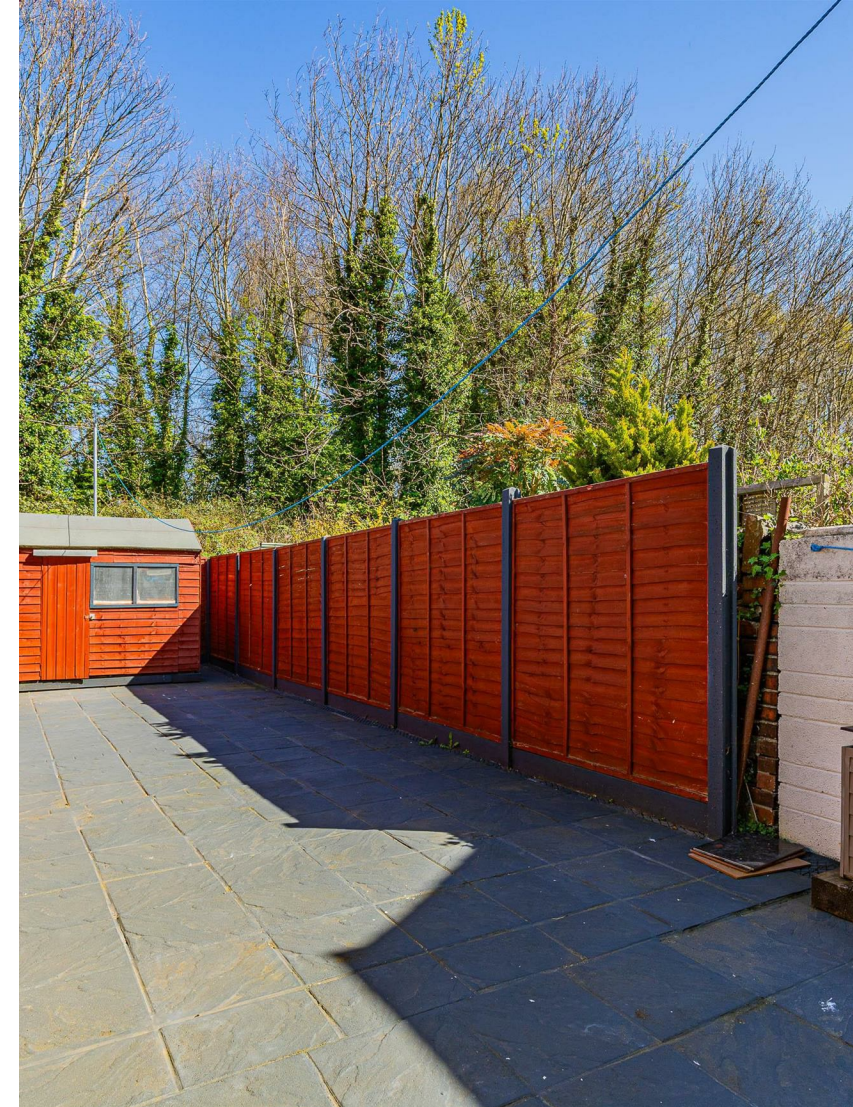
SCHOOL CATCHMENT

Baden Powell Primary School (year 2024-25)

Willows High School (year 2024-25)

Ysgol Glan Morfa (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





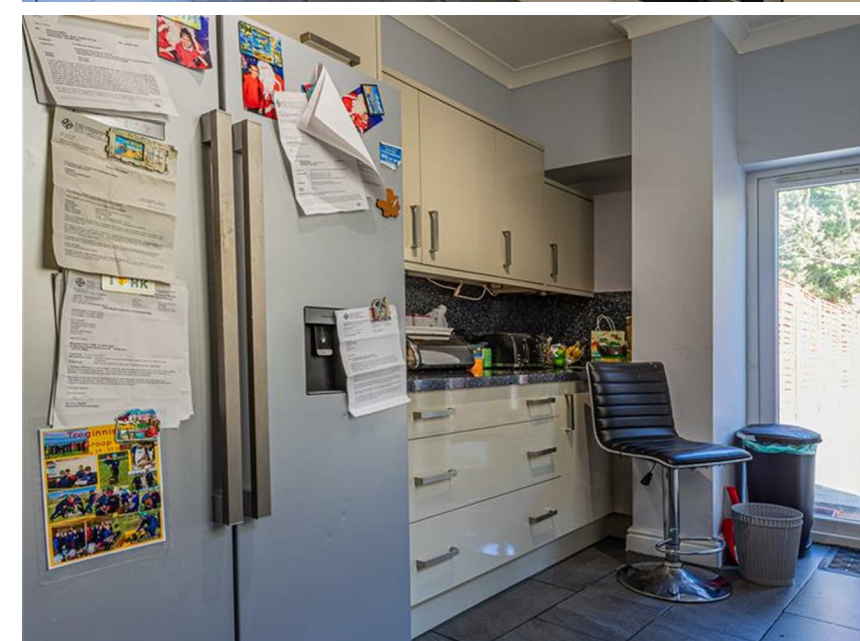
MOORLAND ROAD

SPLOTT, CF24 2LG - £265,000

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

**** OFFERS OVER £265,000 ****

A well maintained and spacious three bedroom family home. This period property offers an entrance hall, cosy front lounge, sitting /dining room, modern kitchen with pantry and patio door to the garden. Upstairs there are three good size bedrooms and shower room. The property further benefits from a low maintenance garden with a private and sunny aspect. Located on MOORLAND ROAD, you have local shops & parks in walking distance, as well as a short walk to Newport Road and Cardiff city centre.



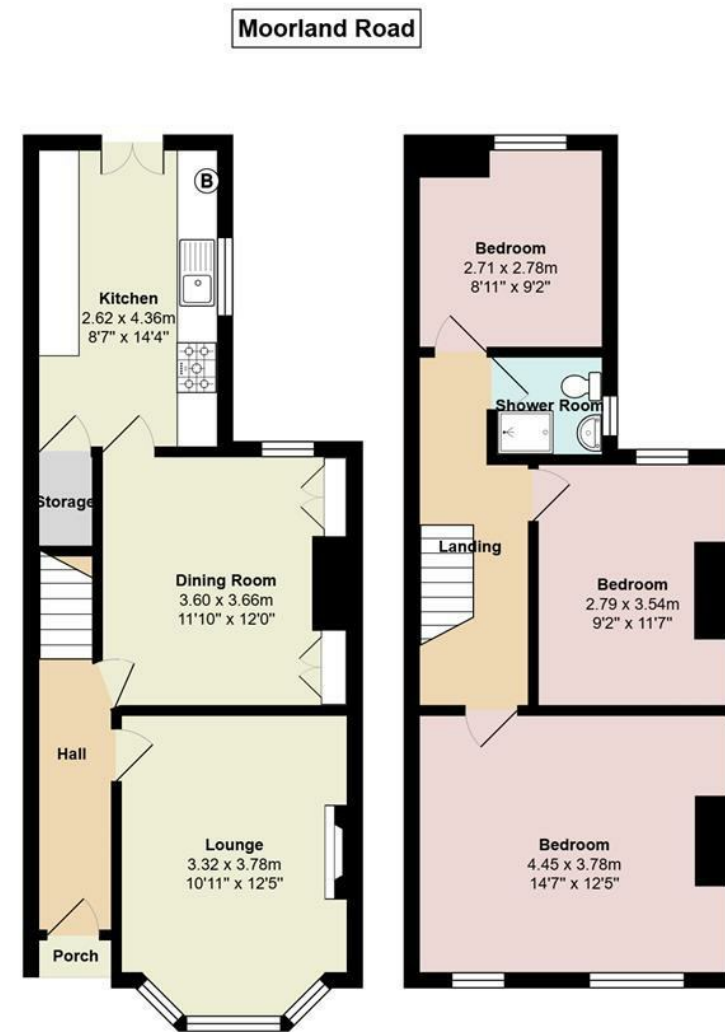
PROPERTY SPECIALIST

Mr Ramzy Bancroft
 Ramzy@jeffreygross.co.uk
 02920 499680
 Branch manager





Moorland Road, Splott, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	