



188 Moorland Road, Cardiff

£315,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

The property is situated on a quiet street in a popular location, with excellent transport links to the City Centre, Cardiff Bay, the A470 and M4. The property is also within close proximity to Newport Road Retail Park and a variety of supermarkets, restaurants, fast food and coffee shops, including Starbucks and Costa.

FRONT

Entered via private forecourt with upgraded porcelain tiles and gated access. External lighting.

ENTRANCE HALL

Entered via uPVC front door with beautifully designed obscure glass panels. Additional window to front aspect. Laminate wood effect flooring. Wall mounted radiator. Door leading to dining room. Carpeted stairs leading to first floor.

LIVING ROOM

16' 4" x 10' 3" (4.99m x 3.12m)

Beautifully presented living room. Double glazed uPVC bay fronted windows with fitted blinds. Laminate wood effect flooring. Gas fireplace with lovely feature surround. Laminate wood effect flooring. Coving to ceiling. TV Aerial point. Sliding wooden double doors with glass panels, leading to spacious dining room.

DINING ROOM

16' 1" x 8' 9" (4.91m x 2.66m)

Large dining room with partition doors leading to living room. Fantastic open plan living space with the option of two separate living areas. Double glazed uPVC windows to rear aspect. Inset shelving. Laminate wood effect flooring. Coving to ceiling. Wall mounted radiator. Door leading to kitchen.

KITCHEN

11' 9" x 8' 7" (3.58m x 2.62m)

Spacious kitchen with double glazed uPVC French doors leading to rear garden. Additional double glazed uPVC windows to side aspect with fitted blinds. Fitted wall and base units with work surfaces incorporating stainless steel sink with drainer. Ample storage. Tiled flooring. Built in oven with four ring gas hob and stainless steel extractor hood over. Splash back. Space for washing machine and tumble dryer. Integrated dishwasher and fridge freezer. Storage cupboard housing Combi boiler.

FIRST FLOOR

Spacious landing. Carpeted flooring. Doors leading to three double bedrooms and family bathroom. Carpeted stairway leading to loft room.

BEDROOM TWO

12' 2" x 8' 0" (3.71m x 2.45m)

Second double bedroom. Double glazed uPVC windows to rear aspect. Carpeted flooring. Wall mounted radiator.

BEDROOM THREE

8' 9" x 9' 3" (2.67m x 2.81m)

Third double bedroom. Double glazed uPVC windows to rear aspect. Carpeted flooring. Wall mounted radiator.

BATHROOM

8' 0" x 5' 9" (2.45m x 1.74m)

Modern bathroom with white three piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and W.C. Obscure double glazed uPVC window to side aspect. Tiled flooring and tiled walls. Inset storage. Wall mounted vanity unit Wall mounted radiator.

SECOND FLOOR

Carpeted flooring. Large built in storage cupboard. Door leading to loft room.

LOFT ROOM

12' 6" x 11' 8" (3.81m x 3.55m)

Extremely spacious loft room. Sky light. Carpeted flooring. Eaves storage.

GARDEN

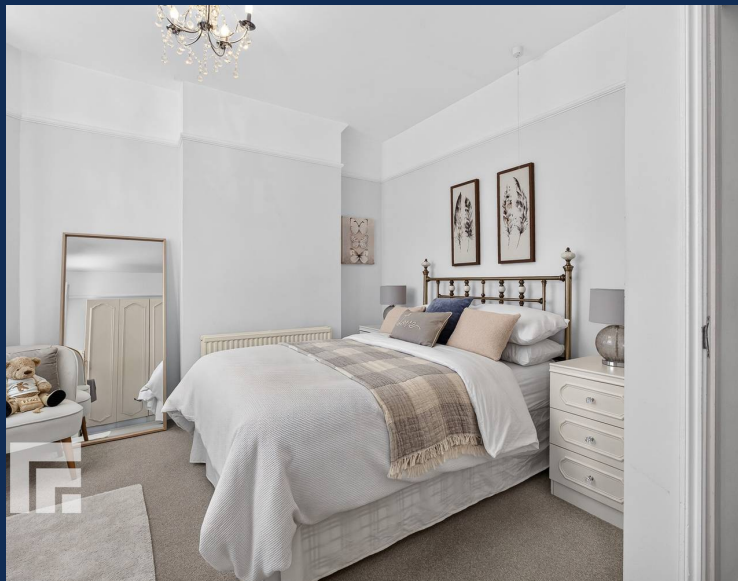
Landscaped rear garden with ample sun throughout the day. Low maintenance paving with artificial grass and fence surround. Lovely decked area with ample space for seating and garden furniture. Feature flower bed with wall boarder. External lighting. Garden shed. Outside tap. Accessed via French doors leading from the kitchen. Additional rear gate access, leading from secure gated lane.

TENURE

MGY are advised that this property is freehold.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





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