



Inverness Place, Roath Cardiff CF24 4SA

welcome to

Inverness Place, Roath Cardiff

Stylish 3-bed terrace on popular Inverness Place, Roath. Bright open-plan lounge/diner with period features, galley kitchen, 2 first-floor doubles and generous bathroom. Loft master with ensuite. Low-maintenance garden with summer house.

Ground Floor

Hall

Entrance via traditional wooden door then a double glazed patio door. Stairs rising to the first floor.

Lounge

15' 3" x 9' 9" (4.65m x 2.97m)

Double glazed windows in the bay, wooden flooring and decorative fireplace.

Dining Area

11' 3" x 13' 6" (3.43m x 4.11m)

Wooden flooring throughout, double glazed rear window, useful shelving in the alcoves and access to the understairs storage.

Kitchen

13' 9" x 8' 7" (4.19m x 2.62m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine, dishwasher and fridge/freezer, double glazed French doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to front aspect, radiator, light, carpeted throughout and built in wardrobes.

Bedroom Two

10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window to rear aspect, radiator, light and carpeted throughout.

Bathroom

10' 11" x 8' 1" (3.33m x 2.46m)

Fitted with a 4-piece suite comprising of a walk-in shower, free standing roll top bath, wash hand basin and W.C. With tiled flooring and walls, heated towel radiator and a double glazed rear aspect window.

Second Floor

Loft Bedroom Three

17' 4" x 8' 4" (5.28m x 2.54m)

Converted attic room done with the required building regulations and planning permission, with double glazed french doors to the Juliet balcony, carpeted throughout, fitted spotlights and additional in eaves storage.

Outside

Garden/ Office

11' 1" x 10' 11" (3.38m x 3.33m)

Rear garden outbuilding, with electricity and wifi capabilities accessed through double glazed patio doors.

Agents Note

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 121.5 m² (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Inverness Place,
Roath Cardiff

- Prime Roath location on Inverness Place
- No onward chain
- Spacious open-plan lounge/diner
- Period features with high ceilings
- Modern galley kitchen with garden access

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over
£325,000



view this property online allenandharris.co.uk/Property/ROA114917



Property Ref:
ROA114917 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk