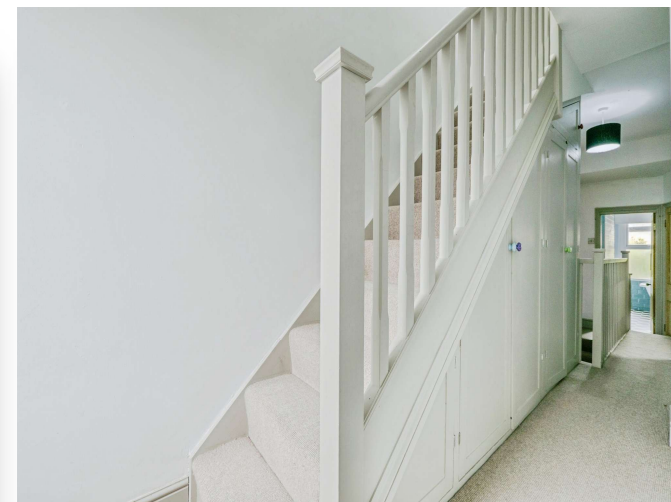




Inverness Place, Roath Cardiff CF24 4SA

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.

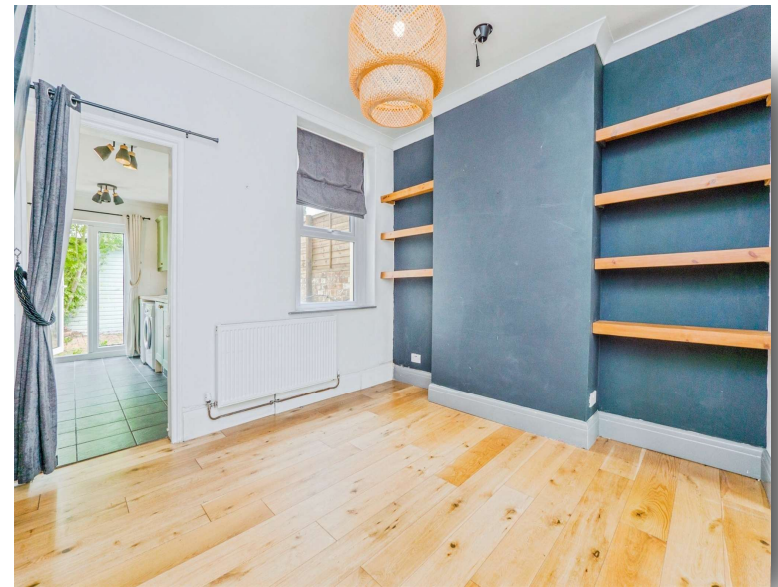
Estate Agents Notes

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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 in excess of

£315,000



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Property Ref:
ROA114917 - 0007

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