CARDIFF'S HOME FOR STYLISH SALES & LETTINGS



INVERNESS PLACE

ROATH

JeffreyRoss

INVERNESS PLACE

ROATH, CF24 4SA - £320,000

NEW TO MARKET

A deceptively spacious and well presented family home located on INVERNESS PLACE in the heart of Roath. This extended period property has a modern interior and offers a blanc canvas ready for anyone to put their own stamp on. The accommodation briefly comprises of a hall, front lounge, dining room, fitted kitchen, utility area, and ground floor bathroom. Upstairs there are FOUR bedrooms and a shower room spread over the first and second floor. The garden is an enclosed low maintenance outside space. Located just off Albany road, and minuets from Roath Park, and a short walk to Cardiff city centre. This would be a great family home, in a super popular location. Offered to market with NO ONWARD CHAIN.



2 bathroom(s)

807.00 sq ft

HALL

LOUNGE

3.00m x 3.63m (9'10" x 11'11")

DINING ROOM

3.05m;0.91m x 3.40m (10;3" x 11'2")

KITCHEN

2.44mx4.17m (8'x13'8")

BATHROOM

2.13mx2.16m (7'x7'1")

LANDING

FRONT BEDROOM

4.01m x 3.10m (13'2" x 10'2")

MIDDLE BEDROOM

2.44mx3.23m (8'x10'7")

SHOWER ROOM

1.37m x 1.83m (4'6" x 6')

REAR BEDROOM

2.36m x 4.22m (7'9" x 13'10")

TOP FLOOR BEDROOM

2.79m x 5.13m (9'2" x 16'10")

GARDEN

TENURE

Freehold, but this is to be confine by your solcitor

COUNCIL TAX

Band E

SCHOOL CATCHMENT

Roath Park Primary School (year 2022-23) Cardiff High School (year 2022-23)

Ysgol Y Berllan Deg (year 2022-23) Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

*subject to change and availability *

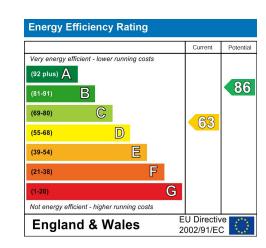


















Inverness PI, Roath, CRF

Main Building: Total Interior Area 1030.91 sq ft











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.