

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



INVERNESS PLACE  
ROATH



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.

4 bedroom(s) 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 \*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Inverness PI, Roath, CRF

Main Building: Total Interior Area 1030.91 sq ft

