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CARDIFF

VALE

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BRISTOL



Inverness Place

ROATH



Three bedroom period terrace home in the heart of Roath with close proximity to local shops, parks and amenities.

Comments by Mrs Amanda Trinder



Property Specialist

Mrs Amanda Trinder

Senior valuer

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Comments by the Homeowner

Inverness Pl
Main Building: Total Interior Area 849.45 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.



Inverness Place

Roath, Cardiff, CF24 4SA

Offers Over

£310,000



3 Bedroom(s)



1 Bathroom(s)



871.00 sq ft



Contact our
Penylan Branch

02920 499680

* OFFERS OVER 310,000 * We are pleased to offer for sale this well presented home in the heart of Roath. Located on INVERNESS PLACE, you are just off Albany road and a close walk from Roath Park. Retaining some original features mixed with modern additions such as a modern fitted kitchen and bathroom. Briefly comprising of a period entrance hall with original tiled floor, cosy front lounge with period fireplace, open plan sitting room into a kitchen diner, Upstairs there are 3 good size bedrooms and bathroom. Outside there is a low maintenance rear landscaped garden with a south east aspect,

Situated in a prime location with easy access to local shops, parks, amenities as well as Cardiff City Centre.

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Hall	Council Tax
Lounge 9'10 x 11'11 (3.00m x 3.63m)	Band - E
Sitting / dining room 10'5 x 11'8 (3.18m x 3.56m)	School Catchment
Kitchen 8'11 x 14'2 (2.72m x 4.32m)	Roath Park primary Cardiff high School
Landing	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
Bedroom One 13'3 x 11'10 (4.04m x 3.61m)	* this is subject to change and availability
Bedroom Two 8' x 11'8 (2.44m x 3.56m)	
Bathroom 4'10 x 6'6 (1.47m x 1.98m)	
Bedroom Three 9'2 x 11'4 (2.79m x 3.45m)	
Garden	
Tenure	
Freehold, but this is to be confirmed by your solcitor	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

