Inverness Place

ROATH

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

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

amanda@jeffreyross.co.uk

A great first property and location

Comments by the Homeowner

Inverness Pl

Main Building: Total Interior Area 849.45 sq ft

0 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.

Hall

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

Sitting / dining room 10'5 x 11'8 (3.18m x 3.56m)

Kitchen 8'11 x 14'2 (2.72m x 4.32m)

Landing

Bedroom One 13'3 x 11'10 (4.04m x 3.61m)

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

Council Tax

Band - E

School Catchment

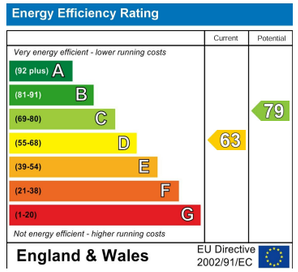
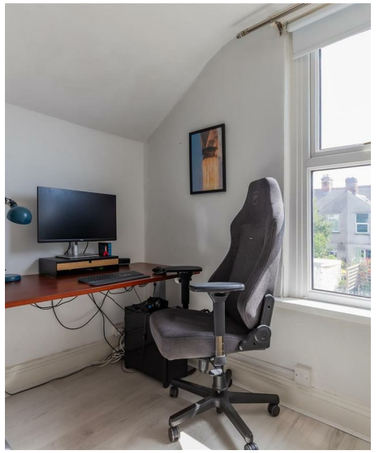
Roath Park primary
Cardiff high School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* this is subject to change and availability

NIGIRI

The Prime of
Miss Jean Brodie


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