



Inverness Place, Roath Cardiff CF24 4RX

welcome to

Inverness Place, Roath Cardiff

****STUNNING**** This beautiful bay fronted home is situated in this sought after location of Roath and offers spacious accommodation throughout. The property deserves internal inspection so call to arrange your viewing appointment.

Ground Floor

Entrance

Via double glazed front door into storm porch with original tiled flooring and original tiling to half height on the walls, further wooden/glazed door giving access into:

Hallway

Original tiled flooring, stairs giving access to the first floor, gas meter cupboard, door through to dining room.

Lounge

9' 7" max x 12' 4" into bay (2.92m max x 3.76m into bay) Double glazed bay window to the front aspect, breast wall, beautiful open brick fireplace with gas fire and hearth, high ceilings with cornicing, carpeted, vertical radiator, open to:

Dining Room

10' 2" x 11' 1" max (3.10m x 3.38m max) Double glazed window to the rear aspect, under stairs storage cupboard, exposed brick hearth, internal stripped back cupboards with glass leading, opening into lounge and access through to kitchen.

Kitchen

8' 1" x 11' 4" (2.46m x 3.45m) Double glazed french doors leading out onto the rear garden, Fitted kitchen with a range of wall and base units with co-ordinating work surfaces over, sink unit and drainer, integrated 5 ring gas hob with cooker hood over, integrated eye level oven and grill, space for fridge freezer and plumbing for washing machine and dishwasher, tiled effect flooring, tiled splashbacks, power points, double glazed window to the side aspect.

First Floor

Landing

Carpeted stairs and landing, loft access, built in storage/linen cupboard. Doors to bedrooms and bathroom.

Bedroom One

12' 9" max x 11' 11" max (3.89m max x 3.63m max) Double glazed bay window to the front aspect with exposed bay window seat with storage under, further double glazed window to the front aspect, fitted wardrobes inset to alcoves, radiator, power points, high ceilings with cornicing.

Bedroom Two

8' 1" x 11' max (2.46m x 3.35m max) Double glazed window to rear aspect, carpeted, radiator, power points.

Bathroom

Obscured double glazed tilt and turn window to the rear aspect, 3 piece suite comprising panelled bath with shower over, wash hand basin and low level wc, built in cupboard housing Combination boiler which is approximately 6 years old, partly tiled walls, vinyl flooring.

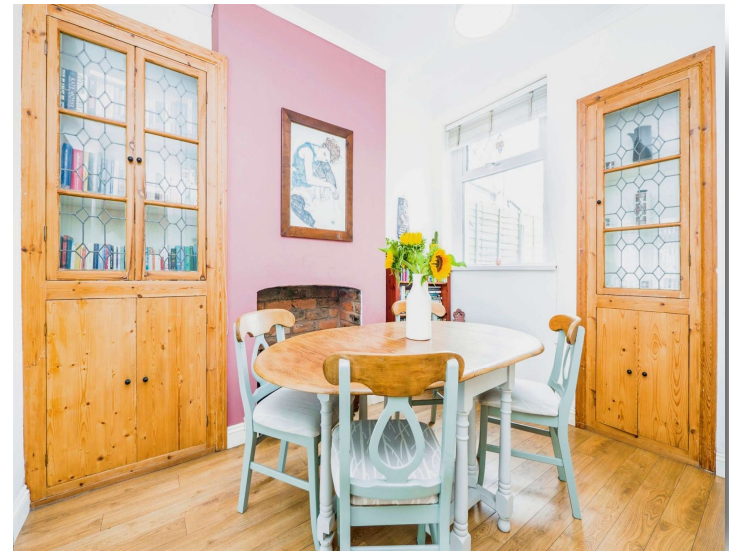
Outside

Front Forecourt

Enclosed forecourt area with slate chipping's, original tiled pathway leading to the entrance.

Rear Garden

Enclosed garden with paved patio area (with drainage), laid to lawn.



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.focalagent.com

welcome to
Inverness Place,
Roath Cardiff

- Beautiful Bay Fronted Home
- Two Double Bedrooms
- First Floor Bathroom
- Close to local amenities
- Original Features
- Enclosed Rear Garden
- Ideal First Time Buy!

Tenure: Freehold EPC Rating: D

offers in excess of
£290,000



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