



## Inverness Place, offers in excess of £210,000

- GREAT INVESTMENT OR FIRST TIME PURCHASE
- NO ONWARD CHAIN
- GREAT LOCATION WITHIN A STONES THROW OF ALBANY ROAD AND CITY ROAD
- WITHIN WALKING DISTANCE TO CARDIFF CITY CENTRE
- SHORT DRIVE TO UNIVERSITY HOSPITAL OF



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## About the property

Perfect first time purchase or investment with no onward chain, the property briefly comprises porch, entrance hall, lounge/dining room, kitchen, family bathroom, two double bedrooms and an enclosed rear garden.

## Accommodation

### Porch

### Entrance Hall

### Lounge/Dining Room

19' 3" max x 13' 6" max ( 5.87m max x 4.11m max )

### Kitchen

13' 1" x 8' 1" ( 3.99m x 2.46m )

### Family Bathroom



### Bedroom One

10' 6" x 9' 4" ( 3.20m x 2.84m )

### Bedroom Two

13' 6" x 13' 1" ( 4.11m x 3.99m )

### Rear Garden

02920 462246

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## Floorplan



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](http://www.focalagent.com)

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