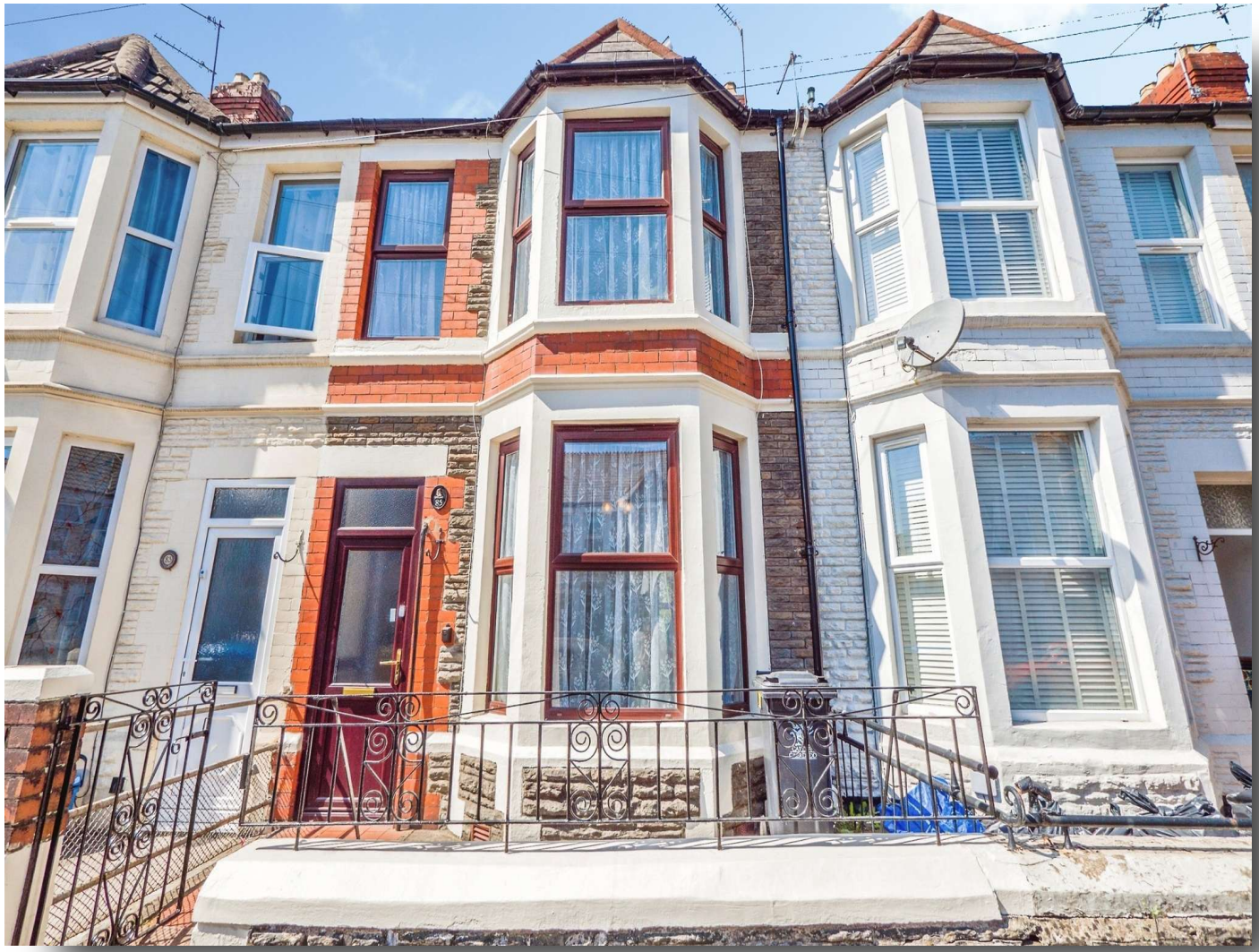

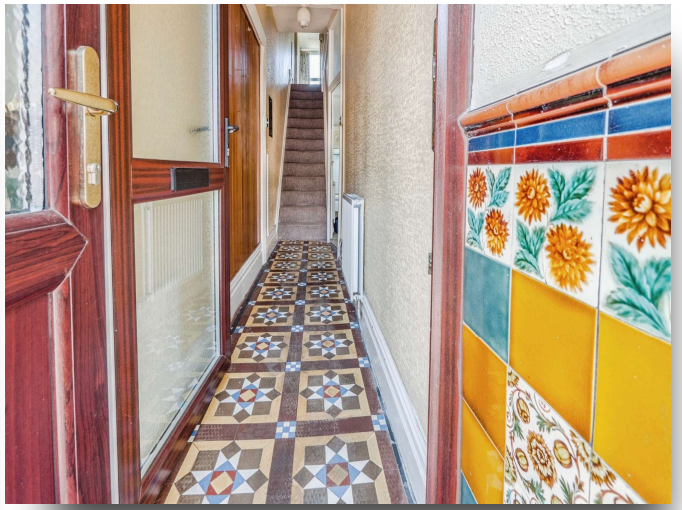

Inverness Place,Roath Cardiff CF24 4RW

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welcome to

Inverness Place, Roath Cardiff

NO ONWARD CHAIN! A bay-fronted three-bedroom mid-terrace home in the sought-after area of Roath, ideally located close to local amenities, Roath Park Lake, and Cardiff City Centre. Benefiting from two reception rooms, a rear garden, and excellent transport links. Early viewing recommended.

Ground Floor

Entrance
Double glazed front door with double glazed secondary door into:

Hall
Stairs rising to first floor and access to:

Lounge Area
10' 10" x 9' 11" (3.30m x 3.02m)
Double glazed bay window to front aspect, radiator, original coving, gas fire and opens to:

Dining Area
12' 6" x 9' 11" (3.81m x 3.02m)
Double glazed window to rear aspect, radiator and access to:

Kitchen
14' 6" x 8' 3" (4.42m x 2.51m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, dishwasher and fridge/freezer, tiled splashback, laminate flooring, three double glazed windows to side aspect and double glazed door providing access to rear garden.

Lean To/Outside Wc
Fitted with a WC.

First Floor

Landing
Loft hatch and doors providing access to:

Bedroom One
13' 2" x 10' 10" (4.01m x 3.30m)
Double glazed bay window to front aspect with additional window to front aspect and radiator.

Bedroom Two
11' 6" x 7' 2" (3.51m x 2.18m)
Double glazed window to rear aspect, radiator and fitted cupboard housing combi boiler.

Bedroom Three
8' 2" x 8' 2" (2.49m x 2.49m)
Double glazed tilt and turn window to rear aspect and radiator.

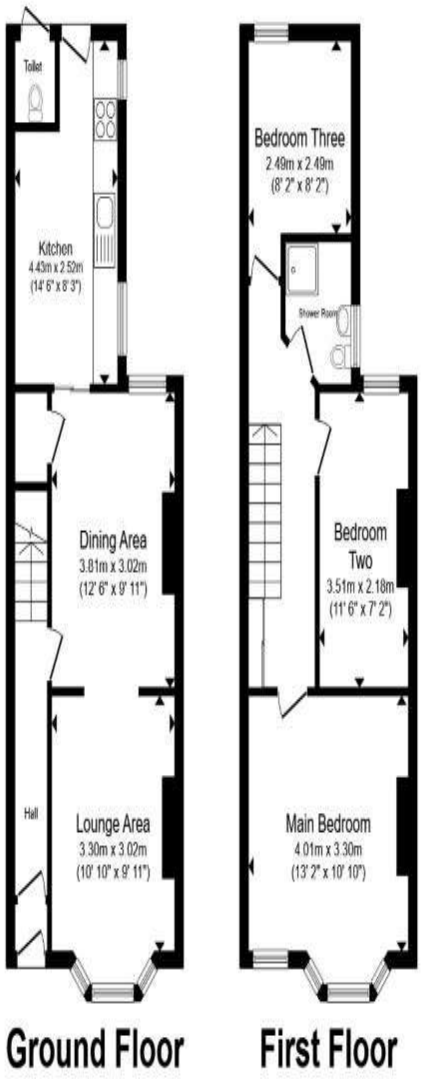
Shower Room
Fitted with a three piece suite comprising electric shower, WC, wash hand basin, partially tiled walls, vinyl flooring, radiator and double glazed window to side aspect.

Outside

Front Forecourt
Mainly paved.

Rear Garden
Enclosed with concrete area, area laid to lawn and planted borders.

Estate Agents Notes
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 80.7 m² (869 sq.ft.) approx

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.propertybox.io

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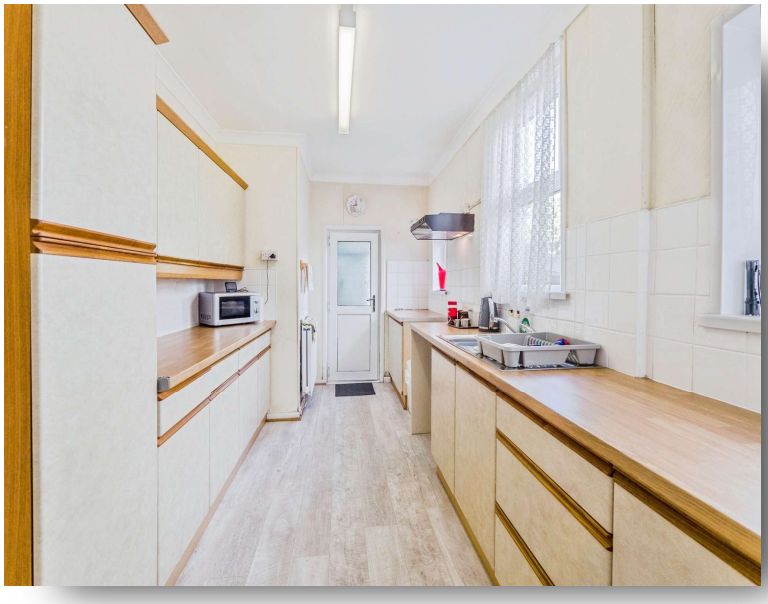


welcome to

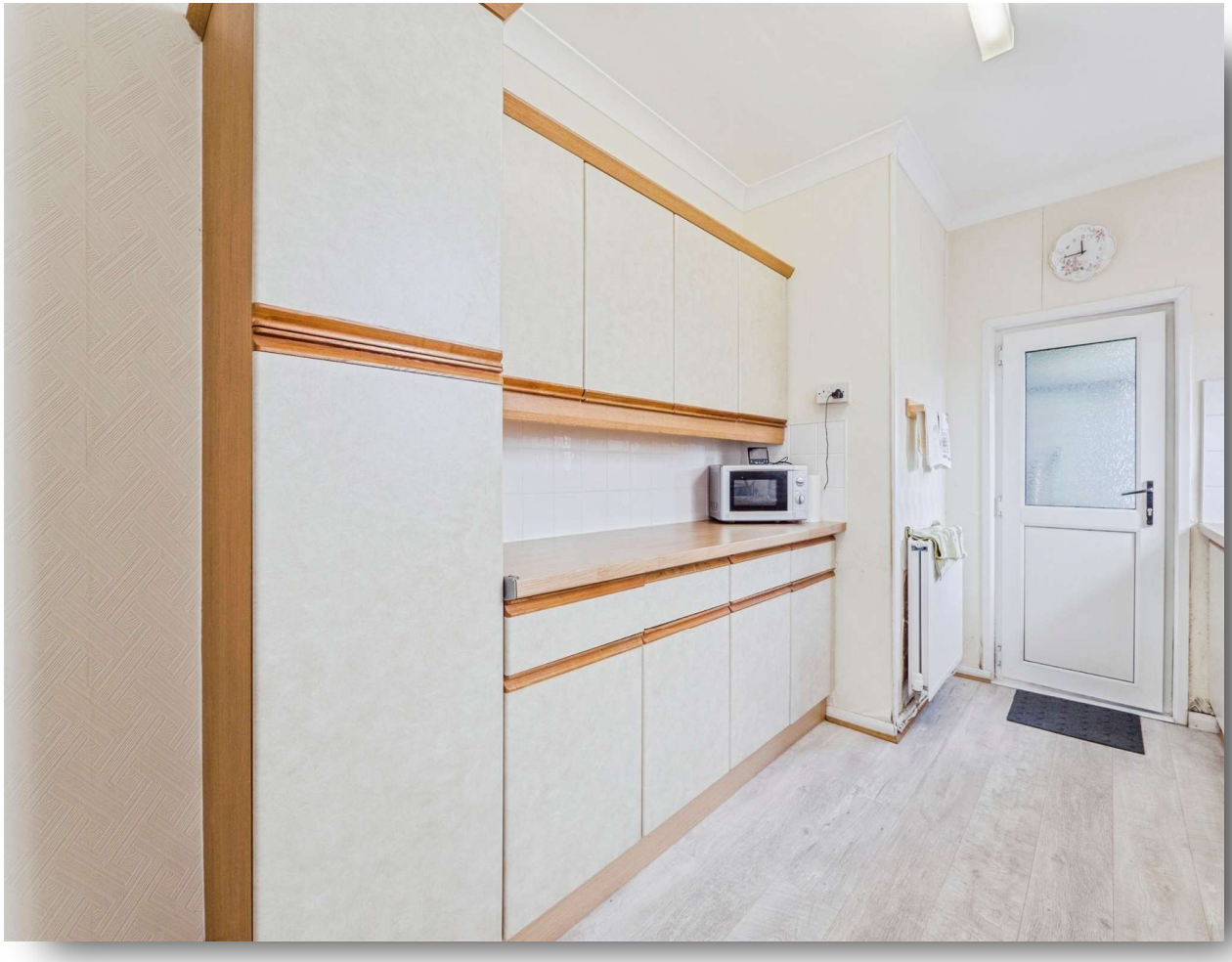
Inverness Place,
Roath Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge Area/Dining Area
- Fitted Kitchen
- Lean To/Outside WC

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/ROA115055

The Property Ombudsman

Property Ref:
ROA115055 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.