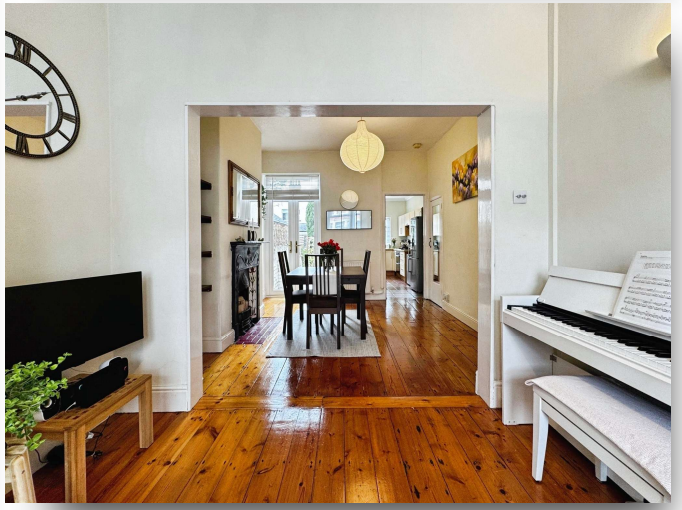






Inverness Place,Roath Cardiff CF24 4RY

allen & harris

welcome to

Inverness Place, Roath Cardiff

NO CHAIN! Beautiful period home in the heart of Roath! Bursting with character and gorgeous rear garden, this 3 bedroom Victorian Terraced home offers versatile living for first time buyers, growing families and investment opportunity for landlords. This property is a must see!

Ground Floor

Entrance
Via a wooden front door into:

Hallway
Stairs rising to first floor and doors providing access to:

Lounge Area
13' 2" x 9' 7" (4.01m x 2.92m)
Double glazed bay window to front aspect, feature fireplace, wooden flooring, radiator, powerpoint and opens to:

Dining Area
10' 5" x 10' 4" (3.17m x 3.15m)
Double glazed French doors providing access to rear garden, radiator, powerpoint, wooden flooring and door providing access to:

Kitchen
15' 7" x 8' 4" (4.75m x 2.54m)
Fitted with wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven with extractor over, spaces for washing machine, dishwasher and fridge/freezer, tiled flooring, radiator, powerpoint, double glazed window to rear aspect and double glazed door to side providing access to rear garden.

First Floor

Landing
Doors providing access to:

Bedroom One
13' 11" x 13' (4.24m x 3.96m)
Double glazed bay window and additional window to front aspect, radiator, wooden flooring, radiator and powerpoint.

Bedroom Two
10' 4" x 7' 3" (3.15m x 2.21m)
Double glazed window to rear aspect, laminate flooring, radiator and powerpoint.

Bedroom Three
10' 4" x 8' 3" (3.15m x 2.51m)
Double glazed window to rear aspect, laminate flooring, radiator and powerpoint.

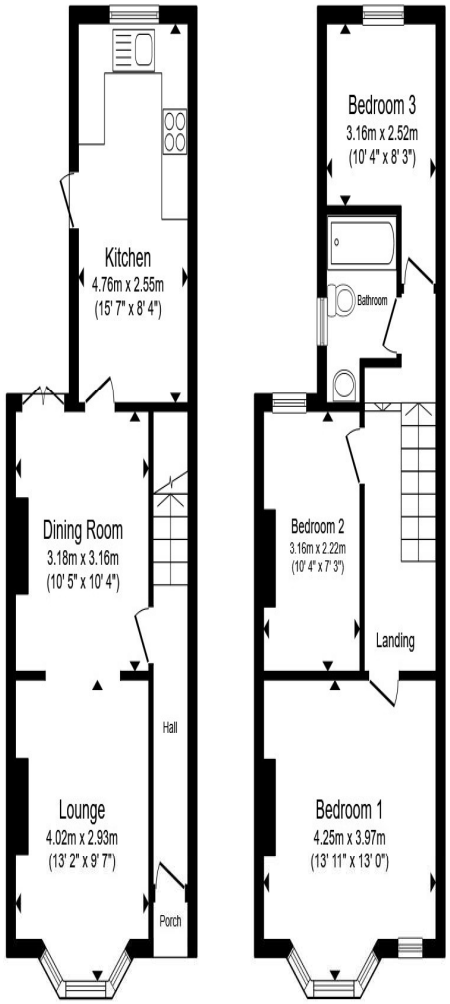
Bathroom
Fitted with a three piece suite comprising bath, WC, wash hand basin inset to vanity unit, laminate flooring, heated towel rail and double glazed window to side aspect.

Outside

Front Forecourt
Tiled path leading to front entrance.

Rear Garden
Enclosed with raised paved patio area and established shrubs.

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 75.6 m² (814 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

- Victorian Period Property
- 3 Bedrooms
- Open Plan Living/Dining Areas
- Gorgeous Rear Garden
- Freehold

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

offers in excess of

£325,000



view this property online allenandharris.co.uk/Property/ROA115145

The Property Ombudsman

Property Ref:
ROA115145 - 0002

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 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.

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