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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Inverness Place*

ROATH



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  
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Comments by the Homeowner

### Inverness Pl

Main Building: Total Interior Area 849.45 sq 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 solicitor

**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





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

