

117 Inverness Place,

Roath, Cardiff, CF24 4RW



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£300,000



Mid Terraced House

3

1

1

2

Property Description

**** IDEAL FIRST TIME BUY OR INVESTMENT ****

Situated in the popular residential area of Roath within walking distance of all local shopping facilities and amenities. This traditional mid terraced property offers hallway, lounge open to dining room, kitchen and sun room. To the first floor there are three bedrooms and a bathroom. Forecourt to the front of the property and enclosed West facing rear garden with lawn and decked seating area. **** NO CHAIN **** EPC Rating C

Tenure Freehold

Council Tax Band E

Floor Area Approx 920 sq. ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is located in the sought after Roath Park area, close to Roath Park Lake, Roath Recreational ground etc and within close proximity of the shops, restaurants etc at Wellfield/Albany Road. There is regular public transport close at hand with easy access to the City Centre. The property is also within catchment for Roath Park Primary and Cardiff High Schools..

ENTRANCE

Entered via paved pathway to front door. Enclosed with low level wall surround.

HALLWAY

Entered via uPVC obscure double glazed door. Radiator. Original mosaic tiled floor. Stairs rising to first floor. Door to dining room.

LOUNGE

9' 8" x 12' 10" (into bay) (2.968m x 3.913m)
uPVC double glazed bay window to front. Radiator. Open to dining room.

DINING ROOM

11' 9" x 10' 6" (3.585m x 3.215m)
uPVC double glazed window to rear. Radiator. Understairs storage cupboard. Glazed door to kitchen.

KITCHEN

12' 2" x 8' 0" (3.729m x 2.442m)
uPVC double glazed window to side. Fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, five burner gas hob and extractor hood over. Space for fridge/freezer, dishwasher, washing machine and tumble dryer. Wall mounted combo boiler. Open to sun room.

SUN ROOM

11' 10" x 7' 4" (3.631m x 2.236m)
uPVC double glazed patio doors to rear garden, plus two tall uPVC double glazed panels to side. Two Velux windows. Radiator.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Fitted wardrobe. Access to loft space.

BEDROOM ONE

10' 2" x 13' 4" (into alcove) (3.108m x 4.074m)
Two uPVC double glazed windows to front. Radiator.

BEDROOM TWO

11' 10" x 8' 0" (into alcove) (3.607m x 2.439m)
uPVC double glazed window to rear. Radiator.

BEDROOM THREE

8' 2" x 6' 3" (2.498m x 1.909m)
uPVC double glazed window to rear. Radiator.

BATHROOM

5' 8" x 5' 3" (1.739m x 1.619m)
uPVC obscure double glazed window to side. Panelled bath with shower over. Low level wc. Corner pedestal wash hand basin. Heated towel radiator. Part tiled walls.

OUTSIDE

REAR GARDEN

Enclosed West facing rear garden. Laid to lawn with shrub and flower borders and decked seating area. Outside tap.

DISCLAIMER

Please note that an employee of MGY is the current owner

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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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