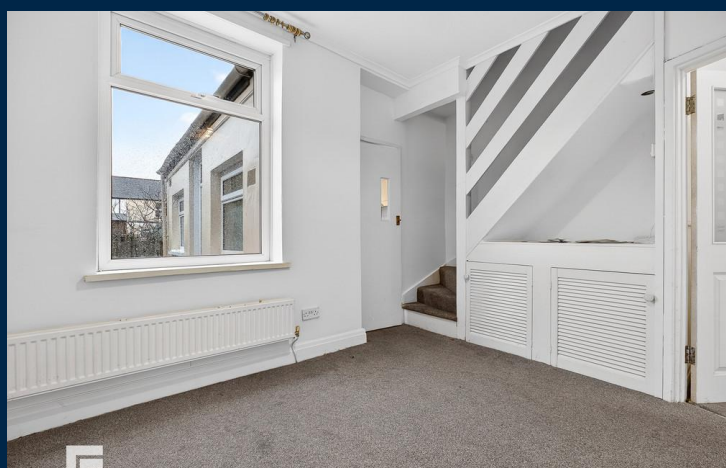




44 INVERNESS PLACE
ROATH
CARDIFF CF24 4RZ

ASKING PRICE OF
£235,000



MID TERRACED HOUSE



2



1



1



2

A two double bedroom mid terrace property. The property is conveniently situated for shops, public transport and close proximity to Cardiff City Centre. The accommodation briefly comprising, entrance hall, two reception rooms, fitted kitchen, ground floor bathroom with bath and shower. To the first floor there are two double bedrooms. The property further benefits from gas central heating, double glazed windows. Rear garden. Permit Parking.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 699 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is located in the sought after Roath 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.

ENTRANCE HALL

Entered via uPVC door. Dado rail. Radiator.

LOUNGE

9' 8" x 10' 2" into alcove (2.97m x 3.10m)
Double glazed uPVC window to front. Radiator. Fitted cupboards and shelving. Coved ceiling.

DINING ROOM

9' 2" x 11' 1" into alcove (2.81m x 3.40m)
Double glazed uPVC window to rear. Radiator. Stairs to first floor. Small cupboard with shelving. 2 understairs storage cupboards. Door to :-

KITCHEN

9' 7" x 6' 10" (2.93m x 2.10m)
Double glazed uPVC window to side. Obscured double glazed uPVC door to side leading to rear garden. Vinyl flooring. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Built in oven, 4 ring gas hob and extractor over. Plumbing and space for washing machine. Space for fridge / freezer. Door to:-

BATHROOM

6' 2" x 6' 3" (1.88m x 1.91m)
Obscured double glazed uPVC window to side. Vinyl flooring. Panelled bath with mixer tap and with mains shower over, vanity enclosed wash hand basin with mixer tap, w.c. Radiator. Tiled walls. Extractor.

FIRST FLOOR

STAIRS & SMALL LANDING

Doors to 2 bedrooms.

BEDROOM ONE

9' 8" x 13' 7" into alcove (2.97m x 4.15 m)
2 double glazed uPVC windows to front. Radiator. Coved and textured ceiling.

BEDROOM TWO

9' 1" x 10' 9" into alcove (2.77m x 3.29 m)
Double glazed uPVC window to rear. Radiator. Loft hatch. Cupboard housing Worcester combi boiler.

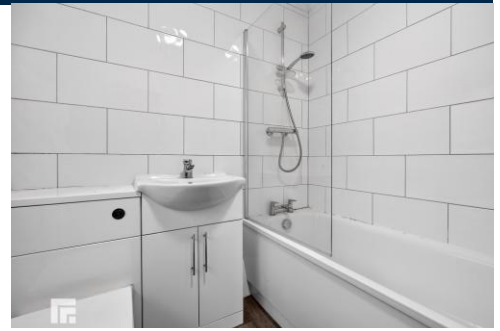
OUTSIDE

FRONT- Forecourt front.

REAR- Outside tap. Outside store room. Paved area and pathway with lawn either side.



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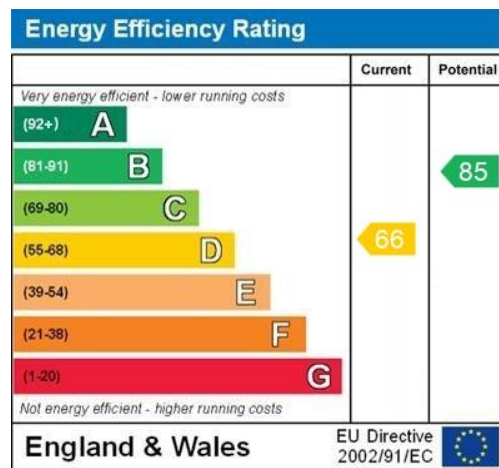
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GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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