



Inverness Place, Roath Cardiff CF24 4RY

welcome to

Inverness Place, Roath Cardiff

Step inside this beautifully presented, wonderfully spacious traditional bay-fronted mid-terrace and discover a home overflowing with charm, original features and an inviting sense of warmth. A must-see family home that simply demands an internal viewing.

Ground Floor

External Entrance Porch

Victorian style tiled walls, original Victorian tiled footpath leading to:

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor, tiled flooring, radiator and access to:

Lounge Area

15' 2" x 9' 7" (4.62m x 2.92m)

Double glazed bay window to front aspect with fitted blinds, two radiators, original coving, cupboard housing meter, engineered wooden flooring, fitted shelving in alcove and opens to:

Dining Area

10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed full aspect door providing access to rear garden, radiator, original feature fireplace, two built in cupboards in alcoves and shelving and access to:

Kitchen/ Diner

24' 7" x 8' 2" (7.49m x 2.49m)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, oven and grill, cooker hood, integrated washing machine, dishwasher and fridge/freezer, upright radiator, tiled flooring, tiled splashbacks, spotlights, double glazed window to side aspect, double glazed skylight and double glazed bifolding doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

14' 3" x 12' 6" (4.34m x 3.81m)

Double glazed bay window to front aspect, double glazed additional window to front aspect with fitted blinds, radiator, exposed floorboards, bespoke fitted unit, overbed with shelving and two wardrobes.

Bedroom Two

12' 7" x 8' 2" (3.84m x 2.49m)

Double glazed window to rear aspect, radiator and laminate flooring.

Bedroom Three

10' 4" x 8' (3.15m x 2.44m)

Double glazed window to rear aspect, radiator and laminate flooring.

Bathroom

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

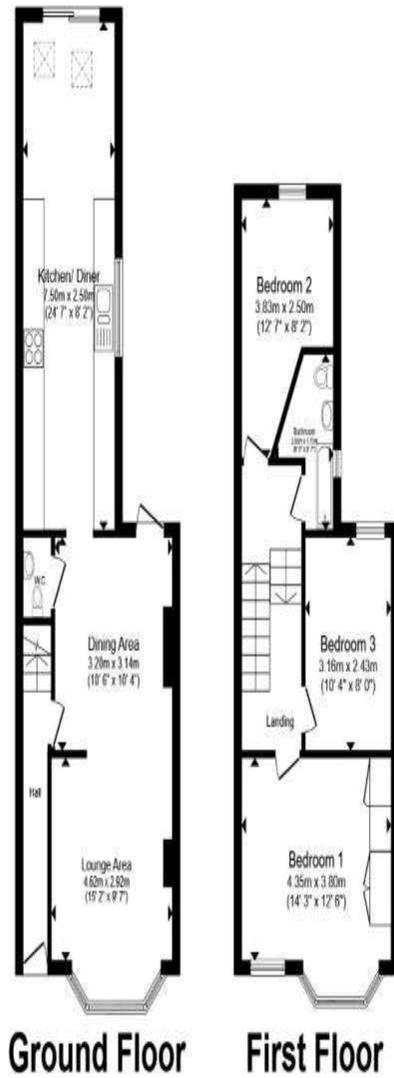
Outside

Front Forecourt

Brick wall boundary and original tiled footpath.

Rear Garden

Enclosed, decking area, stone chipping's and lawned area to rear.



Total floor area 88.0 m² (948 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



welcome to
Inverness Place,
Roath Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge Area/Dining Area
- Fitted Modern Kitchen/Diner
- Downstairs WC

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

offers in excess of
£325,000



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Property Ref:
ROA114674 - 0002

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