

UNDER OFFER

Inverness Place

Roath, Cardiff, CF24 4RY

ROATH, CARDIFF

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ASKING PRICE

£330,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,034 SQ FT

1034 FT2

3 DOUBLE BEDS

WC & BATHROOM

KITCHEN DINER

FREEHOLD



THE PROPERTY

We are delighted to offer for sale this beautifully presented three double-bedroom period property, brimming with character, charm, and generous living space. This impressive home provides versatile accommodation ideally suited to modern family living.

The ground floor comprises a welcoming entrance hall featuring an attractive original tiled floor, a spacious front lounge, a family bathroom, a comfortable sitting room, and a superb kitchen/dining room perfect for everyday living and entertaining.

To the first floor are three well-proportioned double bedrooms and a convenient separate WC.

Externally, the property benefits from a delightful enclosed rear garden, providing a safe and private space for children to play and an ideal setting for outdoor dining and entertaining.

Situated on Inverness Place in the heart of Roath, the property enjoys a highly sought-after location within walking distance of Albany Road, Roath Park, and a range of local amenities. The home also falls within the catchment area for highly regarded schools, including Roath Park Primary School and Cardiff High School, making it an excellent choice for families.

This wonderful property combines period character with practical family living and must be viewed to be fully appreciated.

INSIDE



ACCOMMODATION

SCHOOL CATCHMENT

*Roath Park Primary School (year 2026) Cardiff High School (year 2026) Ysgol Y Berllan Deg (year 2026) Ysgol Bro Ederyn (year 2026) * subject to change and availability*

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,034 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	66 · POTENTIAL 77

FLOORPLAN



Inverness Place

Total Area: 96.1 m² ... 1034 ft²

All measurements are approximate and for display purposes only



Not to scale. Measurements are approximate and for illustration only.



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk