UNDER OFFER

Inverness Place

Roath, Cardiff, CF24 4SA

ROATH, CARDIFF

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OFFERS OVER

£310,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

871 SQ FT

871 SQ FT	MODERN KITCHEN / DINER
THREE BEDROOM	FIRST FLOOR BATHROOM
LANDSCAPED REAR GARDEN	PRIME LOCATION
PERIOD FEATURES	

THE PROPERTY

* 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.

INSIDE

ACCOMMODATION

LOUNGE	3.00m x 3.63m
SITTING / DINING ROOM	3.18m x 3.56m
KITCHEN	2.72m x 4.32m
BEDROOM ONE	4.04m x 3.61m
BEDROOM TWO	2.44m x 3.56m
BATHROOM	1.47m x 1.98m
BEDROOM THREE	2.79m x 3.45m

SCHOOL CATCHMENT

*Roath Park primary Cardiff high School Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern * this is subject to change and availability*

PROPERTY TYPE	HOUSE
INTERNAL AREA	871 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	63 · POTENTIAL 79

Inverness Pl

Main Building: Total Interior Area 849.45 sq ft

0 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.

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

Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.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