



**Inverness Place, Roath Cardiff CF24 4SA**

**welcome to**

## **Inverness Place, Roath Cardiff**

Stylish 3-bed terrace on popular Inverness Place, Roath. Bright open-plan lounge/diner with period features, galley kitchen, 2 first-floor doubles and generous bathroom. Loft master with ensuite. Low-maintenance garden with summer house.

### **Ground Floor**

#### **Hall**

Entrance via traditional wooden door then a double glazed patio door. Stairs rising to the first floor.

#### **Lounge**

15' 3" x 9' 9" ( 4.65m x 2.97m )

Double glazed windows in the bay, wooden flooring and decorative fireplace.

#### **Dining Area**

11' 3" x 13' 6" ( 3.43m x 4.11m )

Wooden flooring throughout, double glazed rear window, useful shelving in the alcoves and access to the understairs storage.

#### **Kitchen**

13' 9" x 8' 7" ( 4.19m x 2.62m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine, dishwasher and fridge/freezer, double glazed French doors providing access to rear garden.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

10' 2" x 8' 4" ( 3.10m x 2.54m )

Double glazed window to front aspect, radiator, light, carpeted throughout and built in wardrobes.

#### **Bedroom Two**

10' 6" x 9' 1" ( 3.20m x 2.77m )

Double glazed window to rear aspect, radiator, light and carpeted throughout.

#### **Bathroom**

10' 11" x 8' 1" ( 3.33m x 2.46m )

Fitted with a 4-piece suite comprising of a walk-in shower, free standing roll top bath, wash hand basin and W.C. With tiled flooring and walls, heated towel radiator and a double glazed rear aspect window.

### **Second Floor**

#### **Loft Bedroom Three**

17' 4" x 8' 4" ( 5.28m x 2.54m )

Converted attic room done with the required building regulations and planning permission, with double glazed french doors to the Juliet balcony, carpeted throughout, fitted spotlights and additional in eaves storage.

### **Outside**

#### **Garden/ Office**

11' 1" x 10' 11" ( 3.38m x 3.33m )

Rear garden outbuilding, with electricity and wifi capabilities accessed through double glazed patio doors.



Total floor area 121.5 m<sup>2</sup> (1,308 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](http://www.propertybox.io)



**welcome to**  
**Inverness Place,**  
**Roath Cardiff**

- Prime Roath location on Inverness Place
- No onward chain
- Spacious open-plan lounge/diner
- Period features with high ceilings
- Modern galley kitchen with garden access

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

offers over  
**£325,000**



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