

Inverness Place

CARDIFF, CF24 4RU

GUIDE PRICE £250,000

Hern &
Crabtree



Inverness Place

In the heart of Roath, one of Cardiff's most enduringly popular neighbourhoods, this handsome terraced house on Inverness Place offers a considered balance of character and comfort. Positioned along a peaceful residential street, it sits within easy reach of the independent cafés, restaurants and shops that define this vibrant part of the city.

From the moment you step through the door, the house reveals its quiet charm. Wooden floors run beneath high ceilings, period fireplaces anchor the principal rooms and light moves easily from front to back. The living room, with its cast iron fireplace and built in shelving, is a calm and inviting retreat. Beyond, the dining room looks out to the garden and provides an elegant setting for long lunches or relaxed evenings with friends.

The kitchen is arranged with practicality in mind, offering generous storage and direct access to the garden, while the ground floor bathroom is neatly appointed. Upstairs, two well proportioned bedrooms retain their original fireplaces and wooden floors, creating restful spaces that feel both characterful and serene.

The rear garden unfolds in tiers, with a lawn and gravelled area offering scope for outdoor dining and planting. To the front, a tiled forecourt and iron railings lend a pleasing sense of privacy and kerb appeal.

Roath is widely regarded as one of Cardiff's most desirable addresses. Roath Park and its celebrated lake are within walking distance, as are the green spaces of Waterloo Gardens. The area is well served by highly regarded local schools, including Marlborough Primary and Cardiff High School, subject to catchment. Excellent transport links connect you to Cardiff city centre, Cardiff University and the University Hospital of Wales, while nearby Albany Road and Wellfield Road provide a rich mix of independent retailers and everyday amenities. For those seeking a characterful terraced house in Roath, this is a home of warmth, substance and lasting appeal.



738.00 sq ft

Entrance Hallway

A PVC entrance door with double glazed panel above and inset glazed detailing opens into a welcoming hallway. The hallway features wooden flooring, a dado rail and a radiator, setting the tone for the accommodation beyond.

Living Room

Positioned to the front of the property, the living room benefits from double glazed windows allowing for excellent natural light. Built in shelves sit to either side of the chimney breast, complemented by a wooden mantel and surround with a cast iron fireplace and slate hearth. The fireplace is not currently in use. A radiator completes the room.

Dining Room

Located to the rear, the dining room enjoys a double glazed window overlooking the garden. Coved ceilings and wooden flooring add character, while a radiator ensures comfort. This is an ideal space for entertaining or everyday dining.

Kitchen

The kitchen is fitted with a range of wall and base units with laminate work surfaces and a tiled splashback. There is a stainless steel sink and drainer, space and plumbing for a washing machine, a four ring gas hob and an integrated electric oven and grill. The combi boiler is neatly boxed. A double glazed window to the side and a door with glazed upper panel provide natural light and access to the garden.

Bathroom

The ground floor bathroom is fitted with a walk in corner shower, WC and wash hand basin. There are tiled walls and flooring, a vertical radiator and a double glazed window to the rear. A hatch provides access to the loft.

Bedroom One

Positioned to the front, this double bedroom features double glazed windows, wooden flooring, a radiator and a built in cupboard. An original fireplace with wooden surround, cast iron insert and slate hearth remains in place and is not currently in use.

Bedroom Two

Overlooking the rear garden, the second bedroom benefits from double glazed windows, wooden flooring and a radiator.

Rear Garden

The rear garden is enclosed by timber fencing and begins with a small concrete seating area. Steps lead up to a generous lawn, which in turn leads to a gravelled area housing a garden shed. There is also an external cold water tap.

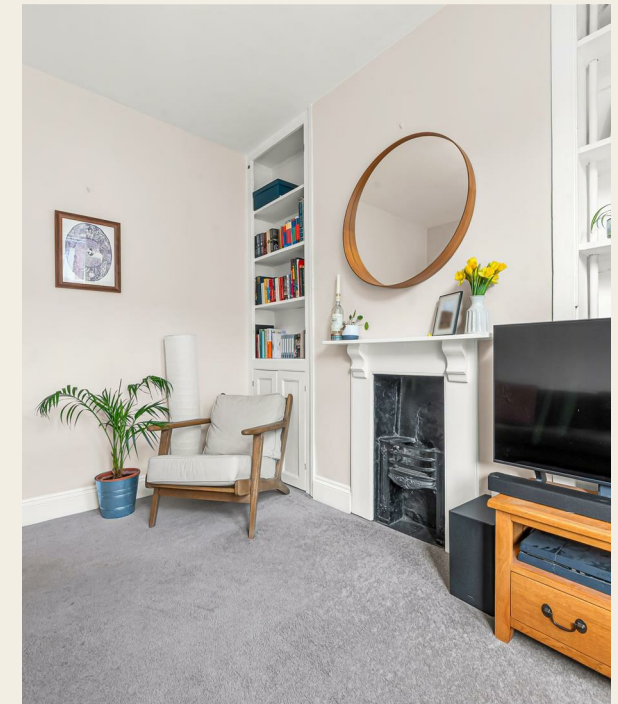
Front Forecourt

To the front, the property is set behind a small tiled yard with a low wall topped with iron railings and a pathway leading directly to the pavement.

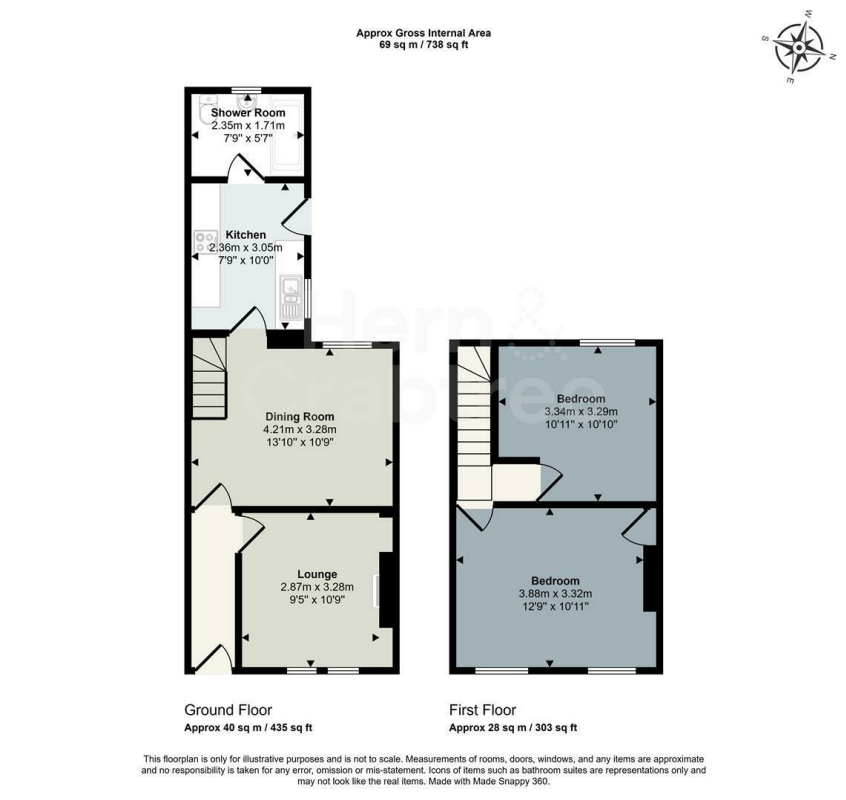
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

