



£300,000 Freehold

Inverness Place | Cardiff | CF24 4RW

Hern &
Crabtree

Welcome to this three bedroom home in Inverness Place, Roath. This property is brilliantly situated, close to the amenities of Wellfield Road, Albany Road and Crwys Road, a short distance to Roath Recreation Ground and Pleasure Gardens and is also walking distance to the city center. There are nearby links to the A48 and M4 and the property is in walking distance of Roath Park Primary School and Cardiff High School is also nearby.

The accommodation briefly comprises an entrance hall with period tiled flooring, kitchen, dining room and living room to the ground floor. To the first floor there are three bedrooms and a bathroom. The property also benefits from an enclosed rear garden. This would make a fantastic First Time Buy. Viewings are a must and can be arranged via our Heath branch.



Entrance

Entered via storm porch with original tiled sidings. Wood laminate door to the hallway with double glazed windows.

Hallway

Stairs to the first floor. Tiled floor, coved ceilings, radiator.

Lounge Dining Room 25'3 x 10'8 max

Double glazed bay window to the front, double glazed window to the rear. Two radiators. Under stair storage cupboard.

Kitchen 12'5 x 8'0 max

Double glaze windows to the side, tiled flooring. Kitchen is fitted with a wall and base units with work tops over, five ring gas hob with extractor over. Electric oven. 1.5 bowl sink and draining board. Space for fridge, space for washing machine and dishwasher. Tiled floor. Extended to the rear with double glazed skylights, double glazed windows to the side, double glazed patio doors to the rear, radiator.

Sun Room 7'4 x 11'11

Extended off the kitchen to the rear with double glazed skylights, double glazed windows to the side, double

glazed patio doors to the rear, radiator. Tiled floor.

First Floor

Stairs rise up from the entrance hall.

Landing

Banister, loft access hatch, radiator. Doors to:

Bedroom One 13'4 x 10'2

Two double glazed windows to the front. Radiator.

Bedroom Two 11'9 x 7'11

Double glazed windows to the rear, radiator.

Bedroom Three 8'2 x 6'1

Double glazed windows to the rear, radiator.

Bathroom 5'3 x 5'8 max

Double obscure glazed windows to the side. 'Triton' power shower, bath, WC, wash basin. Tiled walls, heated towel rail. Laminate flooring.

External

Front

Graveled area, paving, low rise wall.

Rear Garden

Low rise wall surround, decked sitting area, lawn. Mature flower beds and mature trees.

Additional Information



We have been advised by the vendor that the property is Freehold.

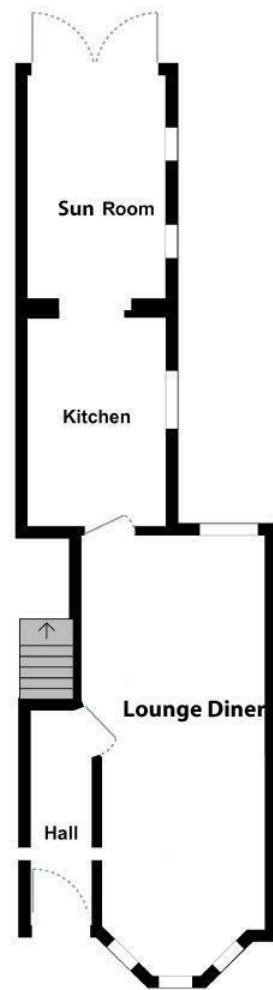
EPC - C

Council Tax Band - E

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on

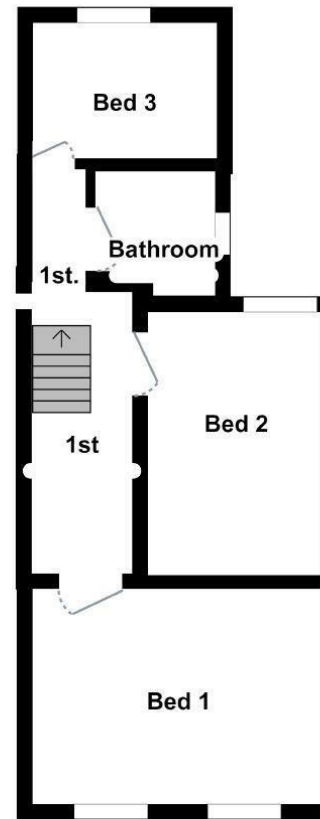
experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





For illustration purposes only. Not to scale.

Ground Floor

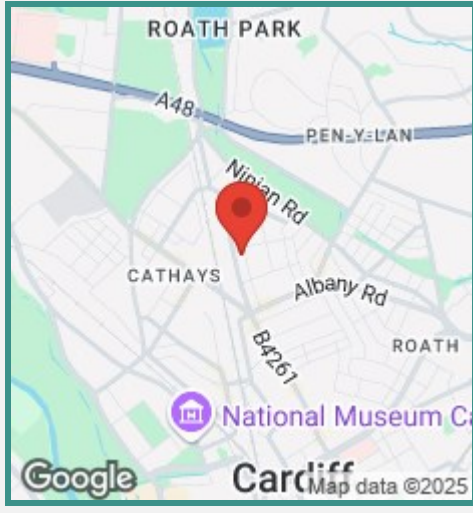
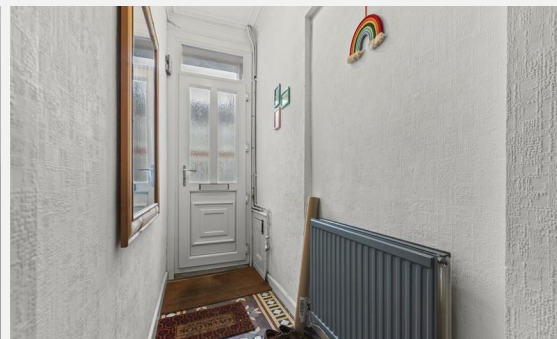
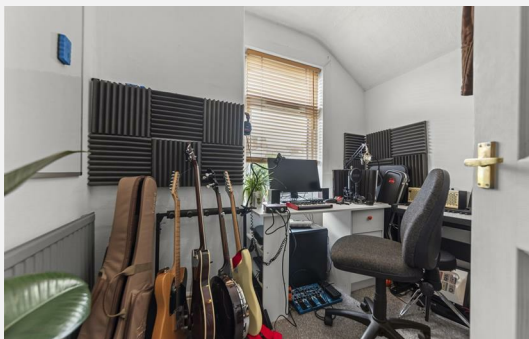


For illustration purposes only. Not to scale.

1st Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



304 Caerphilly Road, Heath, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.