



Inverness Place, Roath, , CF24 4RU

£300,000



James Douglas

- **Investment Opportunity**
- **Sold With Tenants In Situ**
- **Close to local amenities**
- **Excellent Location**
- **No Onward Chain**
- **Four Bedrooms**
- **Excellent Rental Income**
- **Mid Terrace**
- **EPC Rating D**

Description...

An excellent opportunity for investors to acquire a four bedroom house in the centre of Roath, a well-established and popular area with consistently strong rental demand.

The property comprises four spacious double bedrooms, a large kitchen, and a bathroom with a separate WC, offering a practical and tenant-friendly layout. The internal space is well-proportioned throughout, and to the rear is a long private garden, complete with a storage shed, providing valuable outdoor space.

The property is currently achieving £1,500 PCM and will be sold with tenants in situ, providing immediate rental income from completion. This makes it an ideal hands-off investment for buyers seeking a ready-made addition to their portfolio.

Ideally positioned in the heart of Roath, the property benefits from a wide range of local amenities, including shops, cafés, restaurants, and parks, all within easy reach. Excellent transport links provide convenient access to Cardiff city centre, universities, and major employment areas, supporting ongoing tenant demand.

The property does not currently have an HMO licence; however, the size and layout may offer potential for HMO use, subject to obtaining the appropriate licence, permissions, and meeting local authority requirements.

Additional Information

Tenure: Freehold

Current Rent- £1500 p/m

Council Tax Band: D

EPC Rating: D

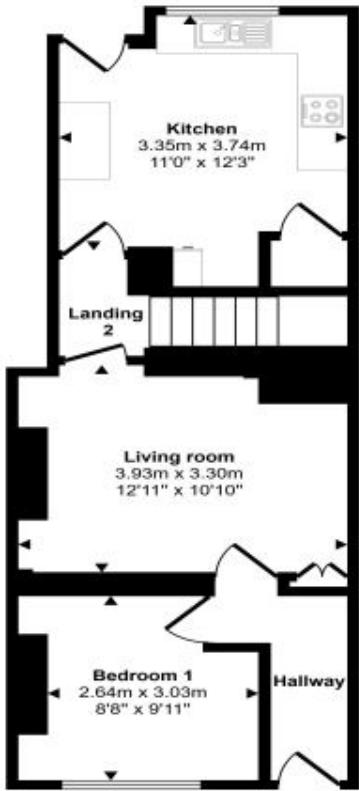
Accommodation...



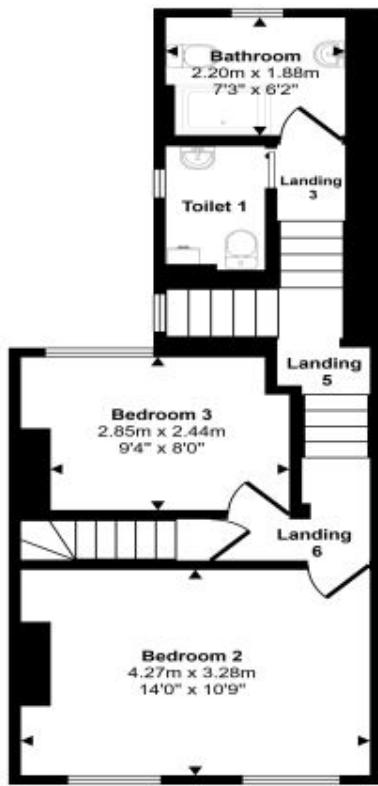


Floorplan

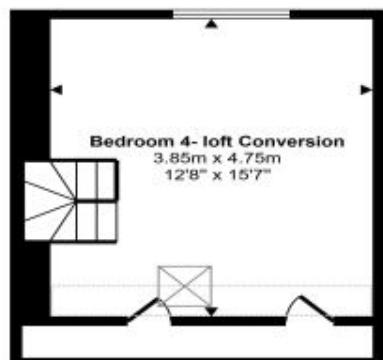
Approx Gross Internal Area
109 sq m / 1176 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 42 sq m / 451 sq ft



Second Floor
Approx 23 sq m / 243 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A)		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		