

**Inverness Place, Roath, , CF24 4SB**  
**£275,000**



- Close to local amenities
- Priced to Sell
- Excellent Location
- Investment Opportunity
- Sold with tenants in situ
- Freehold
- Well Presented Throughout
- Extended Kitchen
- EPC Rating D

# Description...

3 Bedroom Mid-Terraced Home with Two Reception Rooms – Inverness Place, Roath – Sold with Tenants in Situ

Located on the ever-popular Inverness Place in the heart of Roath, this well-maintained mid-terraced property offers spacious and versatile accommodation and is being sold with tenants in situ, making it an ideal investment opportunity.

The ground floor comprises two generous reception rooms, currently arranged as a lounge and an additional bedroom, offering flexible living accommodation to suit a variety of needs. To the rear, the property benefits from an extended kitchen, providing ample space for cooking, dining and everyday living. The kitchen is well-presented and offers good storage and worktop space.

To the first floor are three well-proportioned bedrooms, all of a good size, along with a family bathroom.

Externally, the property enjoys a small, low-maintenance rear garden, ideal for outdoor seating.

Situated in a highly sought-after area of Roath, the property is within walking distance to local amenities, cafes, parks and excellent transport links to Cardiff City Centre, making it particularly attractive to tenants and investors alike.

A solid investment in a strong rental location, offering spacious accommodation and flexibility throughout.

## Additional Information

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Tenure: Freehold

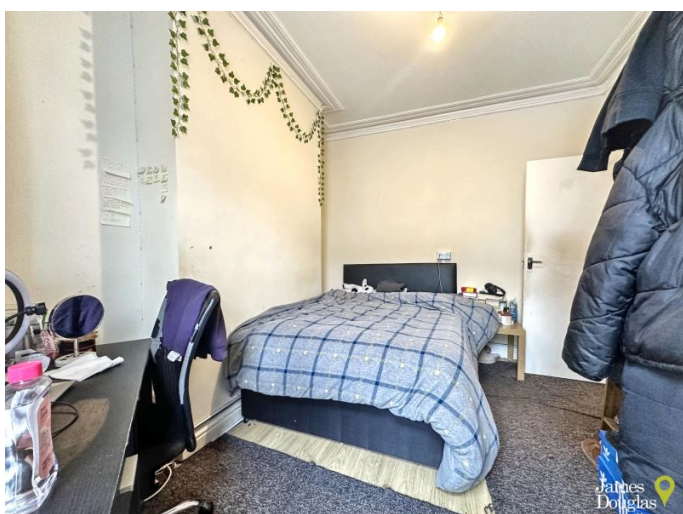
Current Rent- £1250 p/m- Can achieve more!

Council Tax Band: E

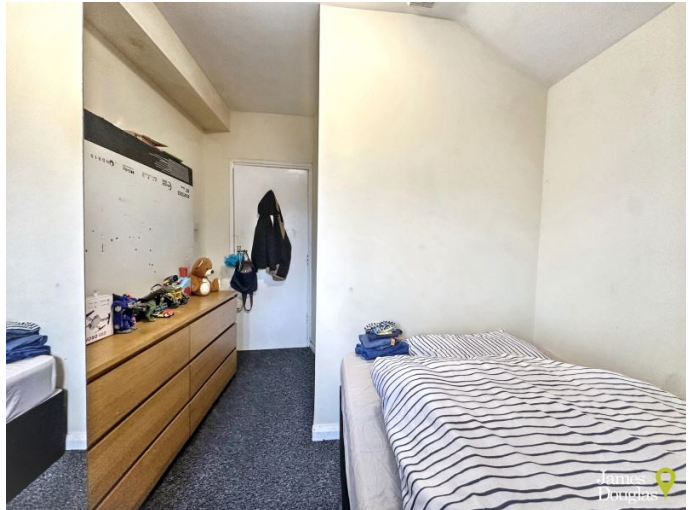
EPC Rating: D

# Accommodation...











# Floorplan

Approx Gross Internal Area  
88 sq m / 942 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

