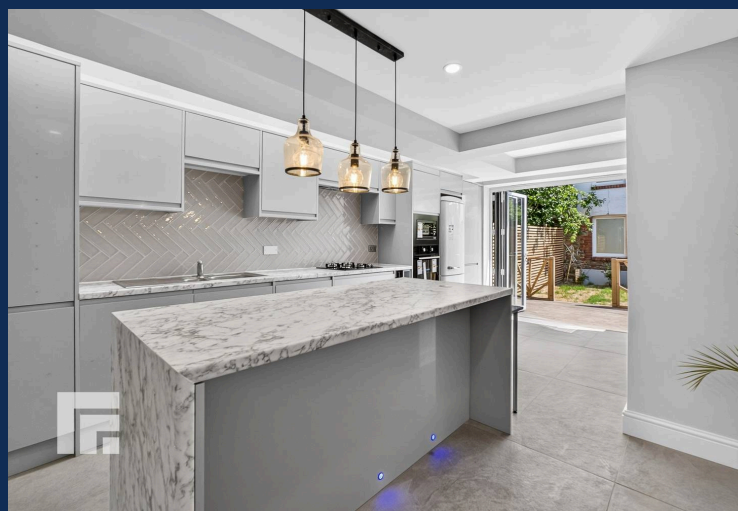




176 Inverness Place, Cardiff

£350,000 Freehold

Refurbished three-bed terraced house near Roath Park and Wellfield Road. Open-plan kitchen, loft room, garden, no chain. Move-in ready, sought-after location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

Entrance Hall

Entered via wooden door with inset glazed panels. Tiled flooring. Radiator. Dado rail. Inner hallway accessed via glazed wooden door, with stairs to first floor and doorway to living room.

Lounge / Dining Room

24' 1" x 8' 11" (7.33m x 2.72m)

Double glazed uPVC bay window to front. Feature chimney breast with recess for wood effect fire. Meter cupboard. 2 radiators. Laminate flooring. Spotlights. Opening to :-

Kitchen / Breakfast Room

19' 8" x 12' 3" (5.99m x 3.73m)

An exceptional kitchen with newly fitted base and wall units, work surfaces incorporating one and a half stainless steel sink unit with mixer tap and tiled splash backs. Integrated oven and microwave, 4 ring gas hob with extractor over. Recess for fridge/ freezer. Cupboard housing "ideal" combi boiler. Island with drawers , work surfaces and space for bar stools. Radiator. Spotlights. Bi-folding doors to rear garden.

First floor landing

Stairs to loft room. Doors to bedrooms and shower room. Radiator. Understairs storage.

Bedroom One

10' 1" x 13' 3" (3.08m x 4.03m)

2 double glazed uPVC windows to front. Radiator. Feature fireplace.

Bedroom Two

10' 8" x 7' 9" (3.26m x 2.35m)

Double glazed uPVC window to rear. Radiator.

Bedroom Three

10' 2" x 7' 11" (3.10m x 2.42m)

Double glazed uPVC window to rear. Radiator.

Shower Room

Tiled walls and floor. Shower cubicle with mains shower, w.c, vanity enclosed wash hand basin with mixer tap and storage below.

2nd floor

Door to loft room.

Loft Room

10' 11" x 11' 10" (3.32m x 3.61m)

2 velux skylights. Storage into the eaves. Radiator.

AML

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

Entrance Hall

Entered via wooden door with inset glazed panels. Tiled flooring. Radiator. Dado rail. Inner hallway accessed via glazed wooden door, with stairs to first floor and doorway to living room.

Lounge / Dining Room

24' 1" x 8' 11" (7.33m x 2.72m)

Double glazed uPVC bay window to front. Feature chimney breast with recess for wood effect fire. Meter cupboard. 2 radiators. Laminate flooring. Spotlights. Opening to :-

Kitchen / Breakfast Room

19' 8" x 12' 3" (5.99m x 3.73m)

Bedroom Three

10' 2" x 7' 11" (3.10m x 2.42m)

Double glazed uPVC window to rear. Radiator.

Shower Room

Tiled walls and floor. Shower cubicle with mains shower, w.c, vanity enclosed wash hand basin with mixer tap and storage below.

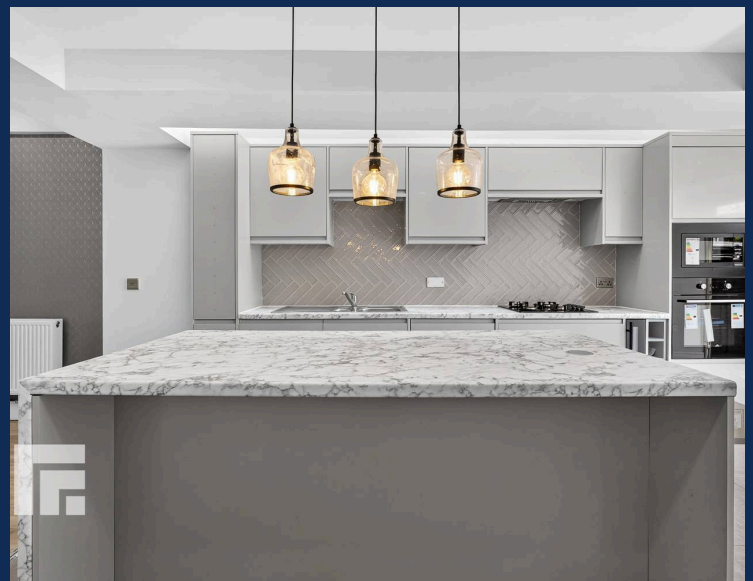
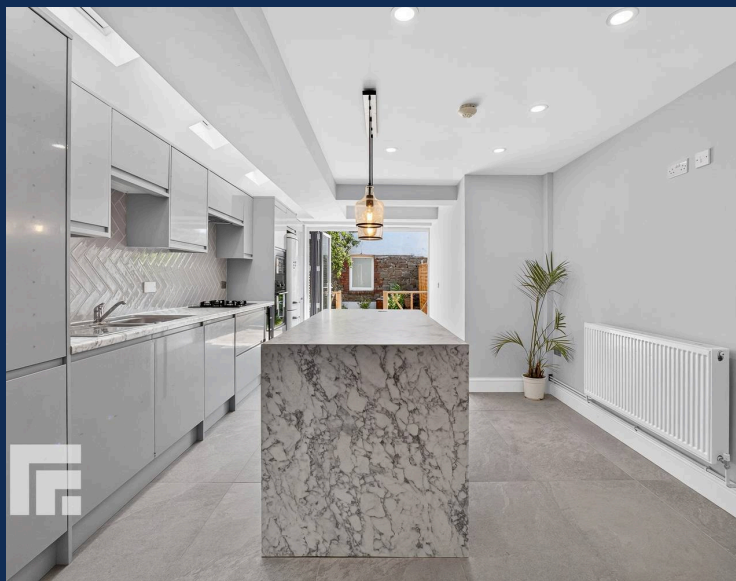
2nd floor

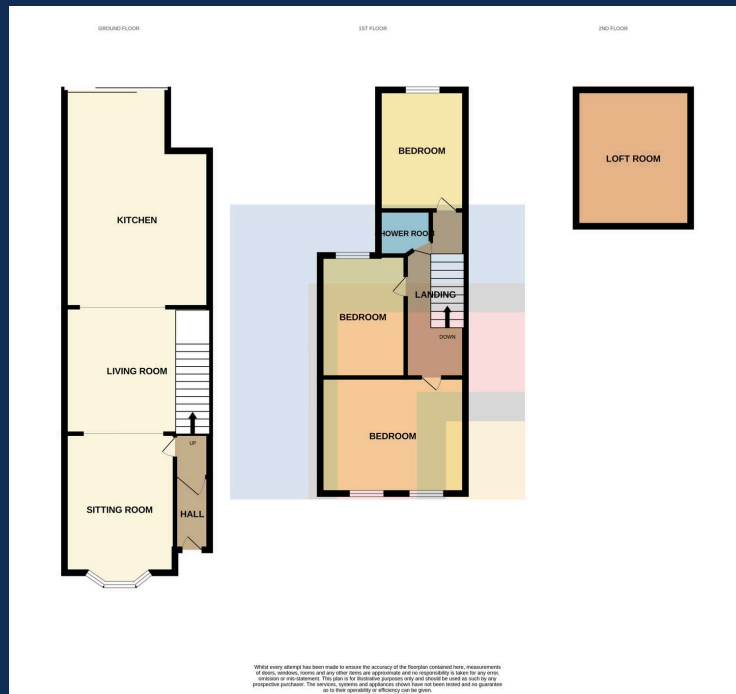
Door to loft room.

Loft Room

10' 11" x 11' 10" (3.32m x 3.61m)

2 velux skylights. Storage into the eaves. Radiator.





BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK