

THE MODERN HOUSE



Cardiff
Sold

Inverness Place

This beautiful three-bedroom Victorian house, with a private garden, is located on a quiet residential road just a few minutes' walk from the green expanse of Roath Park to the north of Cardiff's city centre. A complete remodelling and refurbishment by the architect-owner has transformed the spatial experience of the house, creating a wonderfully light modern home of around 960 sq ft spanning two storeys. Outdated layers of the interior have been replaced with pared-back materials and harmonious couplings of the original architectural details and modern additions.

An original door with acid-etched glass provides the primary entrance, with black quarry tiles running through the light-filled hallway. To the immediate right is the living room; a bright room with a high ceilings, well-preserved coving and natural light streaming through the front sash windows. A Saltfire log-burner and a terrazzo hearth forms the centrepiece, with lime-washed European Oak underfoot.

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The original floorplan was predominantly front-facing and lacked any real connection to the garden. The renovation inverted the bias, creating a sense of free-flowing space throughout the ground floor. The second reception room, a formerly undefined open area, was reconfigured to provide a wonderful room for dining, a quiet and cosy heart to the house decorated in soft, earthy colours. The adjacent kitchen is a celebration of simple linear forms, with long, textural concrete work surfaces and inset shelving. An over-sized bespoke Sapele glass door book-ends the room, creating a strong visual connection between the inside and outside.

Well-considered design solutions are peppered throughout the interior. In this section of the house a series of deep drawers and cupboards have been built into the staircase void and a ground-floor bathroom has been tucked behind the joinery, opposite.

Deep-set skylights were strategically cut into the ceiling on the first floor to allow shafts of light to stream into the open landing. Two bedrooms are positioned at either end of the first floor, the master at the front of the house, with a large bay window spanning one wall. The guest bedroom overlooks the garden and a smaller third bedroom (or study) sits between the two. The bathroom is a fun and well-designed space, with exposed copper piping, a walk-in shower and a bathtub set into the cabinetry.

Externally, there is a sunny patio, perfect for morning coffee and a bespoke timber seating area at the back of the lawn. Residential permits offer on-street parking directly outside the house.

Roath is a popular part of the city for artists and designers, contributing to an influx of creative initiatives and independent galleries opening in the area in recent years. The area is also perfectly suited to families, with an excellent primary school just minutes' walk from the house and easy access to the University.

The neighbourhood's selection of independent cafes and restaurants have grown in number over recent years – Waterloo Tea Rooms is a favourite amongst Roath's residents. Roath Park is a busy spot in summer months with a pretty lake and very pleasant walking and running routes across its green expanse. Local amenities are good and the city centre's broader selection is also easily reached, within around 25 minutes on foot or 15 minutes by bike.

Cardiff is served by two train stations; Cardiff Central and Queen Street. Cardiff Central provides a direct service to London Paddington in approximately two hours and four minutes and Bristol Temple Meads is reachable in around 48 minutes.



*Wales
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.