

# Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EL

**ASKING PRICE £265,000**

**Hern &  
Crabtree**





# Ethel Street

Set on this popular street a stone's throw away from Victoria Park is this two double bedroom mid-terrace house. This well proportioned house briefly comprises: Entrance Hall, Open Plan Lounge/Dining Room, Fitted Kitchen to the ground floor. To the first floor are Two Double Bedrooms. The property further benefits from a good size enclosed rear garden. This excellent home is within close proximity to Victoria Park and Canton's local cafés, shops and amenities along with great public transport links to Cardiff City Centre. Internal viewings are a must!



# 738.00 sq ft

## Entrance

Entered via a composite front door into:-

## Living Room

13'3 x 9'11

Double glazed window to the front, radiator, built in cupboards, wooden floorboards, square arch to the dining area.

## Dining Area

14'10 x 10'10

Stairs to the first floor with understairs storage cupboards, fireplace with slate hearth, wooden floorboards, double glazed patio doors to the rear garden.

## Kitchen

8'9 x 8'3

Double glazed window to the side and double glazed patio doors leading out to the rear, wall and base units with worktop over, stainless steel sink and drainer, gas boiler, tiled floor.

## First Floor Landing

Stairs rise up from the dining area, built in cupboard, access to loft space.

## Bedroom One

9'11 x 13'10

Twin double glazed windows to the front, radiator, wooden floorboards.

## Bedroom Two

8'7 x 10'11

Double glazed window to the rear, radiator.

## Bathroom

8'5 x 7'4

Double obscure glazed window to the side, a walk in shower, bath, w.c and wash hand basin, heated towel rail, tiled walls and floor.

## Rear Garden

Enclosed garden with fencing to one side and wall to other, paved area, garden shed and further paved area to the rear.

## Disclaimer

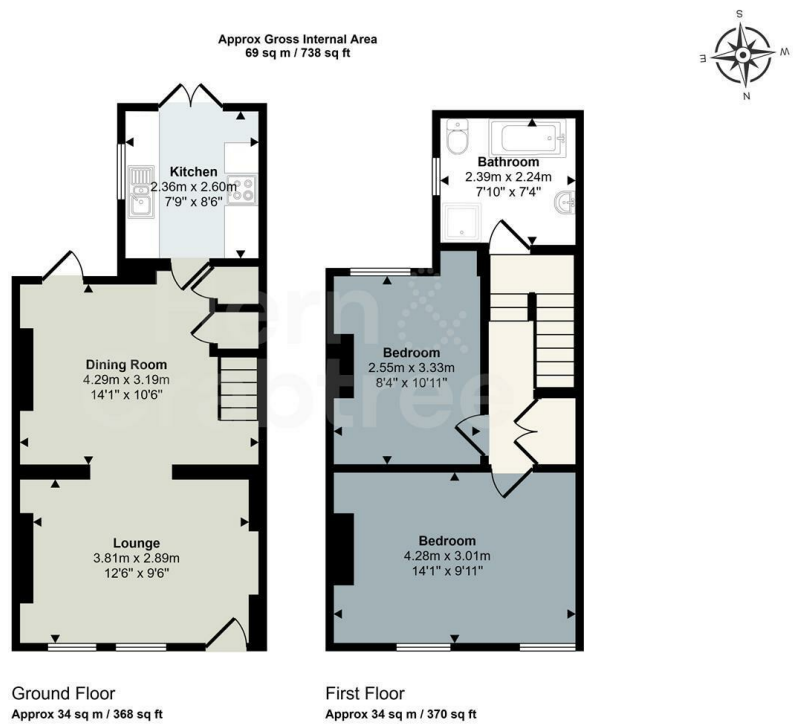
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

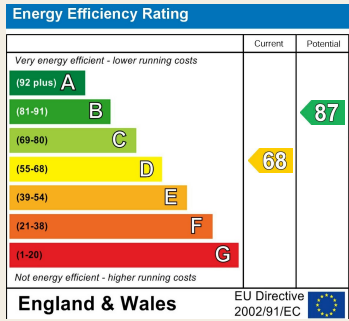




Good old-fashioned service with a modern way of thinking.



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.



**Hern & Crabtree**

02920 555 198 | [llandaff@hern-crabtree.co.uk](mailto:llandaff@hern-crabtree.co.uk) | [hern-crabtree.co.uk](http://hern-crabtree.co.uk) | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.