

# Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EJ

GUIDE PRICE £280,000

**Hern &  
Crabtree**



# Ethel Street

This beautiful mid-terrace house enjoys a prime position on one of Victoria Park's most sought-after streets, just a short walk from the picturesque park itself. Offered with no onward chain, the property presents a fantastic opportunity for first-time buyers to step onto the ladder and put their own stamp on.

Inside, a welcoming entrance hall leads to a spacious living and dining area filled with natural light, flowing effortlessly into a fitted kitchen.. Upstairs, two well-sized double bedrooms and a modern four piece family bathroom, while the converted loft room offers versatile additional space.

Outside, the property benefits from a neatly maintained, low-maintenance rear garden — a perfect spot for relaxing or entertaining.

Located in the vibrant Canton neighbourhood, this home places you close to independent shops, trendy cafes, and a thriving food scene. With Victoria Park and the cultural offerings of Chapter Arts Centre nearby, there's always something to enjoy. Excellent transport connections and a mix of traditional and contemporary homes make this an ideal area for professionals, families, and creatives looking for a welcoming community close to Cardiff city centre.



**969.00 sq ft**

#### Entrance

Entered via a double glazed pvc door to the front aspect with a double glazed obscure window over leading into a small porch.

#### Hallway

Entered via a wooden glazed door from the porch area. Stairs to the first floor. Radiator. Tiled flooring. The hallway is open to the dining room.

#### Dining Room

Double glazed window to the rear. Wooden glazed door to the kitchen. Radiator. Gas fireplace with surround. Bamboo wood flooring. Under stairs storage. Archway to the lounge.

#### Lounge

Double glazed window to the front. Radiator. Bamboo flooring. Gas fireplace. Two built in storage cupboards.

#### Kitchen

Double glazed window to the rear. Double glazed obscure door to the rear garden. The kitchen is fitted with a selection of wall and base units with worktops over. Four ring electric hob, integrated oven with a cooker hood over. Space and plumbing for a washing machine. Sink and drainer. Breakfast bar. Radiator. Part tiled walls and tiled floor.

#### FIRST FLOOR

Stairs from the hallway with wooden hand rail and spindles.

#### Landing

Obscure double glazed window to the side. Stairs to the loft room. Laminate flooring. gas combination boiler.

#### Bedroom One

Double glazed windows to the front. Radiator.

#### Bedroom Two

Double glazed window to the rear. Radiator.

#### Bathroom

Obscure double glazed window to the rear. Free standing Claw feet roll top bath with mixer, Corner shower, w/c and vanity wash hand basin. Two heated towel rail. Tiled walls. Vinyl flooring.

#### Loft Room

Double glazed Sky light window to the front. Storage into the eaves. Door to w/c.

#### W/C

W/c and wash hand basin. Wood block flooring.

#### OUTSIDE

#### Rear Garden

Enclosed rear garden. Purpose built storage. Paved patio. Timber shed. Cold water tap.

#### 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.

#### Additional Information

We have been advised by the vendor that the property is Freehold.

Epc -

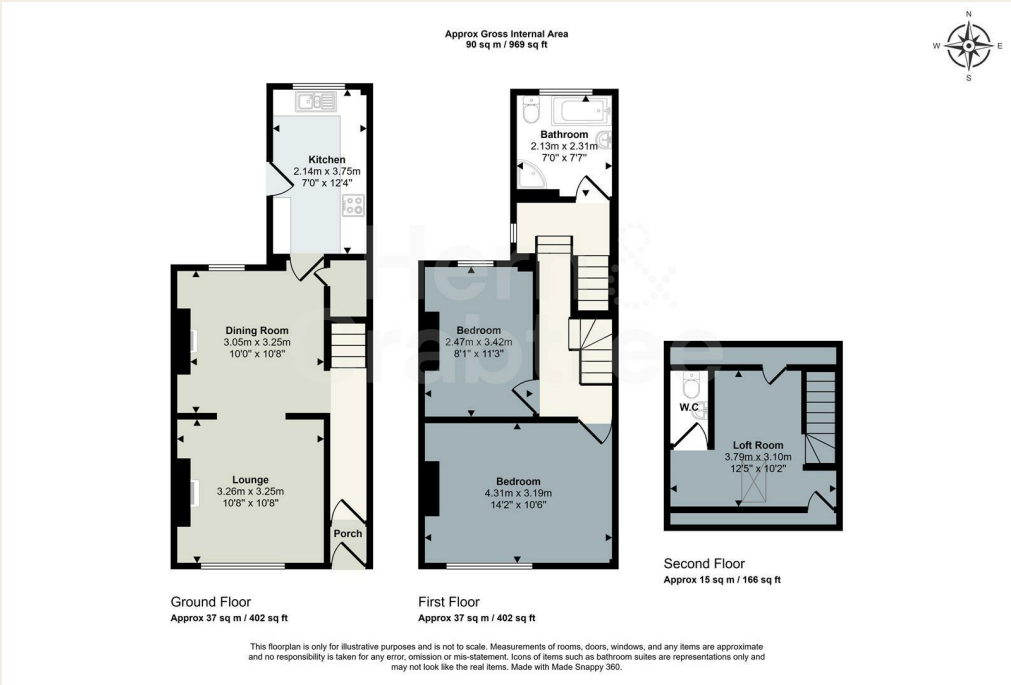
Council Tax - D



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



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>58</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



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