

Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EJ

OFFERS IN EXCESS OF £275,000

**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 make it their own.

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 bathroom, while the converted loft room offers versatile additional space.

Outside, the property benefits from a a good size, 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.



956.00 sq ft

Entrance

Entered via a composite front door, coved ceiling, radiator, tiled floor.

Living/Dining Room

Double glazed window to the front and the rear, two radiator, coved ceiling, fireplace with built in cupboards either side, stairs to the first floor with understairs storage cupboards, wood floorboards, square arch to the dining room with chimney breast fireplace with built in cupboard and shelving.

Kitchen

Double glazed windows to the side, double glazed patio doors to the rear, wall and base units, one and a half bowl stainless steel sink and drainer, a four ring electric hob, with oven and grill combi, space and plumbing for a washing machine, space for fridge, radiator, tiled floor.

First Floor

Stairs rise up from the ground floor with wooden handrail.

Bedroom One

Twin double glazed windows to the front, radiator, built in wardrobe and built in storage cupboard and shelving.

Bedroom Two

Double glazed window to the rear, radiator, built in shelves.

Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, storage cupboard housing the combination boiler, laminate flooring.

Loft Room

Stairs rise up from the first floor landing, radiator, double glazed skylight window to the rear, eaves storage.

Rear Garden

Enclosed garden via timber fencing, part lawn and part concrete, raised platform to the rear.

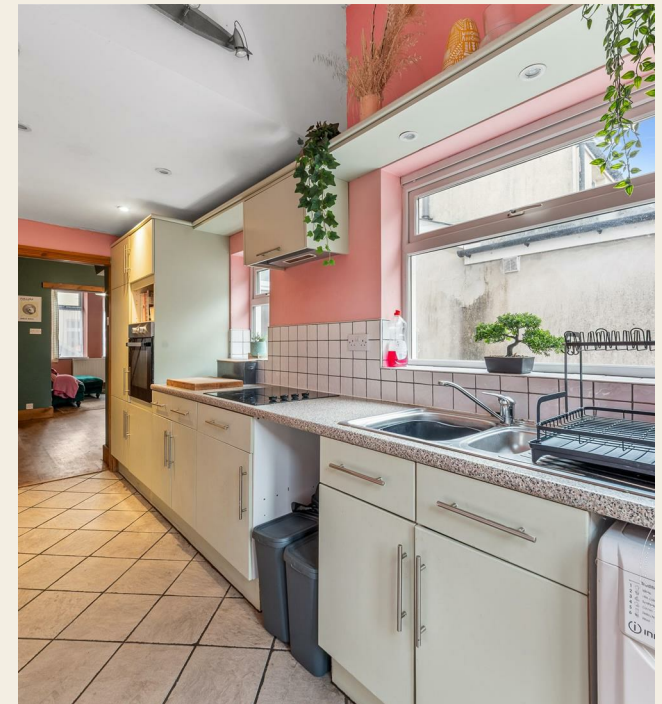
Tenure

We have been advised by the seller that the property is freehold and the council tax band is

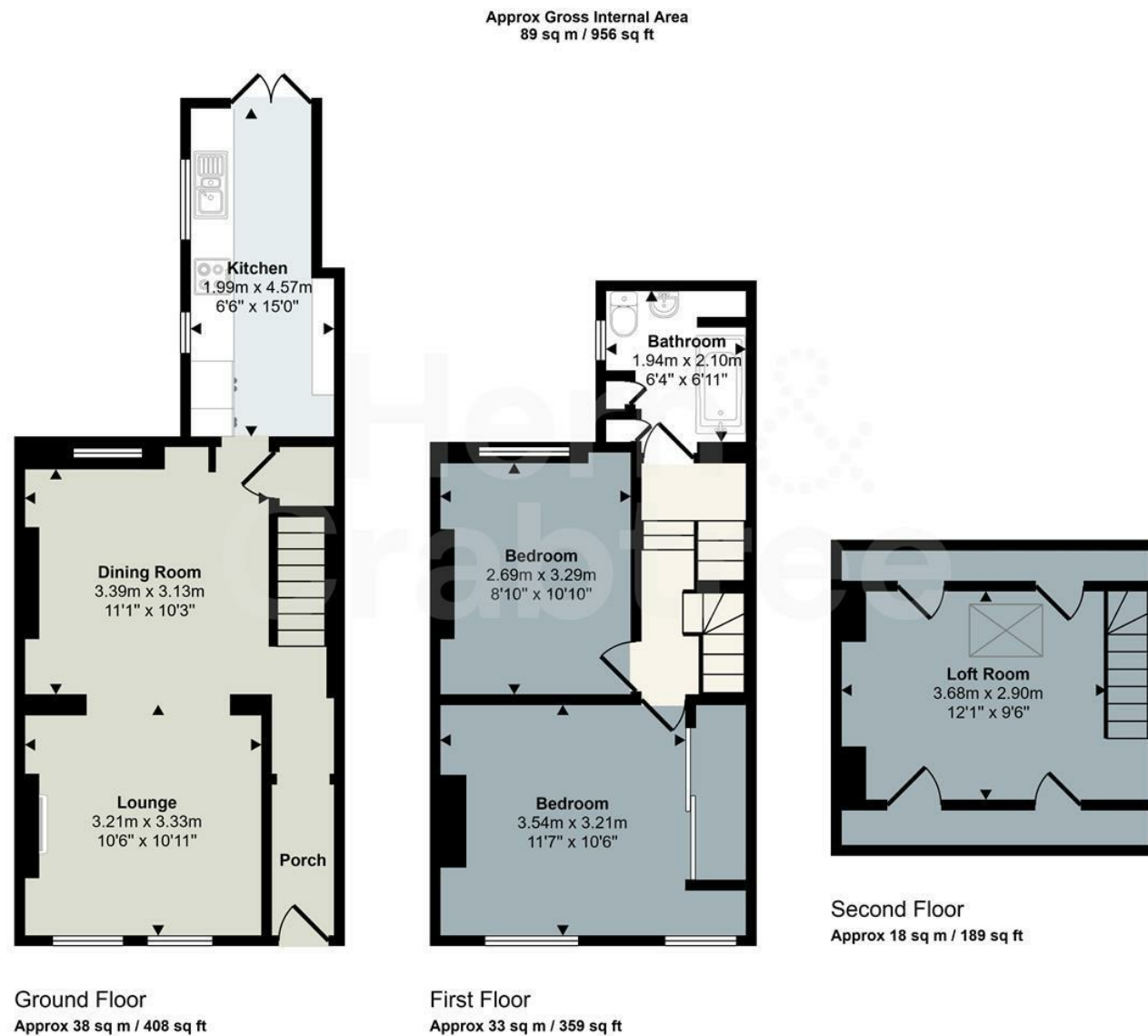
Disclaimer

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	76
		EU Directive 2002/91/EC

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.

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

