

Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EL

OFFERS IN EXCESS OF £285,000

**Hern &
Crabtree**



Ethel Street

A charming mid-terrace home, perfectly positioned on the sought-after street in Victoria Park. This beautifully modernised mid-terrace house is perfectly located a short stroll from the idyllic Victoria Park. Combining timeless charm with contemporary style, this property offers an ideal blend of comfort and modern open plan living.

The welcoming entrance hall leads to a bright and spacious open plan living/dining room that flows seamlessly into the kitchen and rear porch to the ground floor. Upstairs, there are two well-proportioned double bedrooms and a modern family bathroom. A staircase leads to a converted loft room, offering flexible and versatile space. Outside, the home is complemented by a well-maintained, low maintenance rear garden.

Canton is a lively and diverse neighbourhood offering a perfect mix of urban convenience and community charm. Known for its independent shops, cafes, and eateries, it's a hub for foodies and creatives. With Victoria Park at its heart, residents enjoy green spaces, local events, and outdoor activities. The Chapter Arts Centre adds a cultural flair with films, exhibitions, and performances. Just west of Cardiff city centre, Canton boasts excellent transport links and a mix of traditional and modern homes, making it ideal for professionals, families, and creatives alike. It's a welcoming, vibrant place to call home.



987.00 sq ft

Entrance

Entered via a wood front door.

Lounge/Dining Room

Two double glazed windows to the front, radiators, understairs storage cupboard, fireplace with wood surround and mantle, built in cupboard, wood laminate flooring.

Kitchen

Double glazed window to the rear, fitted with wall and base units with worktop over, a four-ring gas hob with gas oven and grill, stainless steel sink and drainer, space and plumbing for a washing machine and a dishwasher, space for fridge/freezer.

Lean-to

Fitted with shelving, double glazed door to the rear.

First Floor Landing

Stairs to the loft room, radiator.

Bedroom One

Twin double glazed window to the front, radiator, two built in wardrobes.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the side and the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, cupboard housing the combination boiler, laminate floor.

Loft Room

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

Rear Garden

Enclosed by fencing and wall, paved and lawn, paved sitting area to the rear, cold water tap.

Tenure

We have been advised by the seller that the property is freehold.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

