

Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EN

GUIDE PRICE £315,000

**Hern &
Crabtree**



Ethel Street

A beautifully extended three-bedroom mid-terrace property, ideally located on this highly desirable street beside the ever-popular Victoria Park and within easy walking distance of Canton High Street. Boasting spacious and versatile accommodation throughout, this charming home would be perfectly suited to first-time buyers and growing families alike.

The accommodation briefly comprises: entrance hall, a bright and spacious through lounge/sitting room, an impressive open-plan kitchen/dining area, and a ground floor bathroom. To the first floor are three generously sized bedrooms.

Outside, the property enjoys a private rear garden, high quality insulated garden cabin - perfect for use as home office or studio/workshop.

Additional benefits include fully owned and paid-for solar panels, providing energy efficiency and reduced running costs

Situated in the heart of Canton, this home is surrounded by independent shops, trendy cafés and a thriving local food scene. With the cultural attractions of Chapter Arts Centre nearby and excellent transport links into Cardiff city centre, the location offers a perfect blend of convenience and community. This is an ideal home for professionals, families and creatives seeking a welcoming neighbourhood with both character and connectivity.



1092.00 sq ft

Entrance

Entered via a double glazed composite door into the hallway.

Hallway

Stairs to the first floor. Coved ceiling. Radiator. Tiled flooring.

Living Room

Double glazed window to the front. Radiator. Coved ceiling. Wooden flooring. Original feature cast iron fireplace with tiled hearth. Built in cupboards. Squared off archway into the dining room.

Dining Room

Double glazed window to the rear. Radiator. Continuation of wooden flooring. Fireplace with working wood burner and tiled hearth. Understairs cupboard.

Kitchen/Dining Room

Double glazed window and door to side. Coved ceiling. Tiled flooring. Radiator. Dining area with high-spec bespoke birch-ply/formica kitchen storage units, and inbuilt bench seating with storage. The kitchen is fitted with base units and composite worksurfaces. Ceramic sink. Space and plumbing for a washing machine and dishwasher. Integrated four ring gas hob and integrated electric oven and grill combi. Two radiators. Spot lights.

Bathroom

Obscure double glazed window to the rear. Claw foot bath, shower, w/c and wash hand basin. Part panelled walls. Laminate flooring. Radiator. Spotlights.

FIRST FLOOR

Dog leg staircase.

Landing

Loft access hatch. Wooden Banister. Coved ceiling.

Bedroom One

Two double glazed windows to the front. Radiator. Coved ceiling. Built in wardrobes. Cast iron feature fireplace with tiled hearth. Wooden flooring.

Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling.

Feature cast iron fireplace. Built in shelving. Wooden flooring.

Bedroom Three

Double glazed window to the side. Radiator. Wooden flooring.

OUTSIDE

Rear Garden

Enclosed South facing rear garden with timer fence and stone wall. Lawn area. Paved footpath to the outbuilding.

Outbuilding

A high quality insulated garden cabin - perfect for use as home office or studio/workshop with power and light. French doors to the rear garden. Windows to the side.

Tenure and additional information

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

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





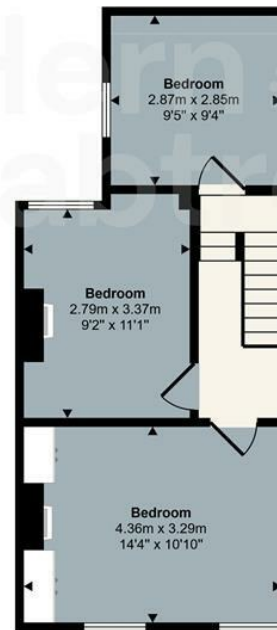
Approx Gross Internal Area
101 sq m / 1092 sq ft



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		EU Directive 2002/91/EC



Ground Floor
Approx 55 sq m / 589 sq ft



First Floor
Approx 39 sq m / 422 sq ft



Garden Room
Approx 7 sq m / 80 sq ft

 Denotes head height below 1.5m

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.



**Hern &
Crabtree**

02920 555 198



llandaff@hern-crabtree.co.uk



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.