

# Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EL

GUIDE PRICE £245,000

**Hern &  
Crabtree**



# Ethel Street

No chain. Situated on a popular street just a stone's throw from Victoria Park, this two double bedroom mid-terrace house offers fantastic potential. Having been a well-loved home for many years, the property now requires full modernisation, making it an ideal opportunity for buyers looking to put their own stamp on a home.

The accommodation briefly comprises an entrance hall, dining room, and a lounge that opens into the kitchen, along with a ground floor shower room. To the first floor, there are two well-proportioned double bedrooms.

Externally, the property benefits from an enclosed rear garden, currently low maintenance.

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. There are also fantastic Welsh and English primary and secondary schools within catchment.



# 773.00 sq ft

## Entrance Porch

Entered via a double glazed doors.

## Hall

Entered via a wood front door, stairs to the first floor.

## Dining Room

Double glazed window to the front.

## Living Room

Double glazed window to the rear, gas fireplace, built in storage cupboard.

## Kitchen

Double glazed window to the side, wall and base units, space for a gas cooker, plumbing for appliances, stainless steel sink and drainer.

## Inner Lobby

Double glazed door to the garden, cupboard housing the hot water tank.

## Downstairs Shower Room

Double obscure glazed window to the rear, shower, w.c and wash hand basin, tiled walls and floor.

## First Floor Landing

Stairs from the hall.

\* please note the stairs are narrow\*\*

## Bedroom One

Twin double glazed windows to the front.

## Bedroom Two

Double glazed window to the rear.

## Garden

Paved patio, timber shed.

## Tenure and additional Information

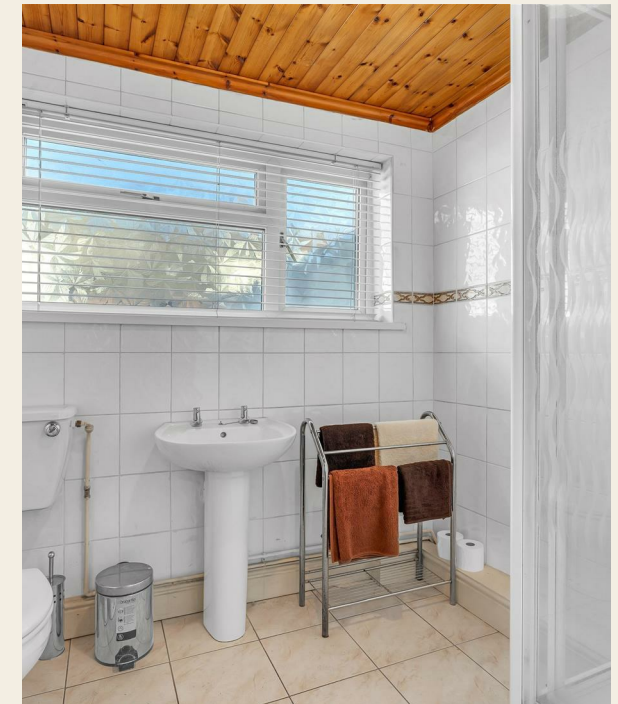
We have been advised by the seller that the property is freehold and the council tax band is

## Disclaimer

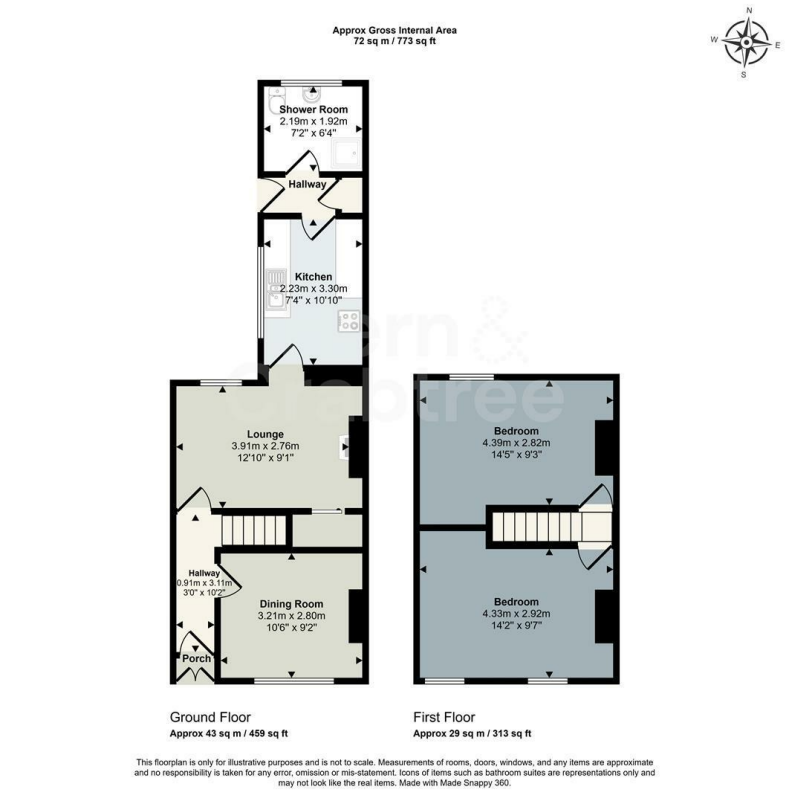
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own

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.



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</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                     |         |           |

