

Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EJ

OFFERS IN EXCESS OF £299,950

**Hern &
Crabtree**



Ethel Street

This beautifully refurbished three-bedroom mid-terrace home is ideally located on one of Victoria Park's most sought-after streets, just a short walk from the picturesque park itself. Offered with no onward chain, it presents a fantastic opportunity for first-time buyers to step onto the property ladder and move straight in.

Inside, a welcoming entrance hall opens into a spacious and versatile through sitting room and lounge, filled with natural light and perfect for modern living. The space flows effortlessly through to a dining room that opens into a fitted kitchen and a newly installed ground-floor bathroom suite. Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for families, guests or a home office.

To the rear, the property benefits from a generous low-maintenance garden, providing an ideal setting for relaxing, entertaining, or enjoying some outdoor space with minimal upkeep.

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.



911.00 sq ft

Entrance

Entered via composite door into a small porch with a tiled floor.

Hallway

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

Lounge

Double glazed window to the front. Radiator. Wooden flooring. Coved ceiling. Squared off archway to the dining room.

Sitting Room

Double glazed window to the rear. Continuation of wood flooring. Radiator. Coved ceiling. Understairs storage cupboard. Sliding patio door to the side with glazed roof.

Dining Room

Tiled floor. Coved ceiling. Radiator. Double glazed window to the side.

Kitchen

Double glazed window to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Ceramic sink and drainer. Space and plumbing for a washing machine. Space for oven. Continuation of tiled floor. Coved ceiling. Radiator.

Inner Lobby

Door to the side leading out to the rear garden. Storage cupboard housing the boiler. Door to bathroom.

Bathroom

Obscure double glazed window to the rear. Bath, Shower, w/c and wash hand basin. Radiator. Continuation of tiled floor.

FIRST FLOOR

Landing

Dog leg staircase. Bannister. Coved ceiling. Loft access hatch. Built in storage cupboard.

Bedroom One

Two double glazed windows to the front. Radiator. Coved ceiling. Wooden floor.

Bedroom Two

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

Bedroom Three

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

OUTSIDE

Rear Garden

Enclosed with low rise wall and wooden fencing. Paved with raised flower borders. Timber shed. Cold water tap.

Tenure and Additional Information

We have been advised by the seller that the property is freehold. Epc - D. Council Tax - D

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
85 sq m / 911 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft

First Floor
Approx 33 sq m / 360 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		58
(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

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

