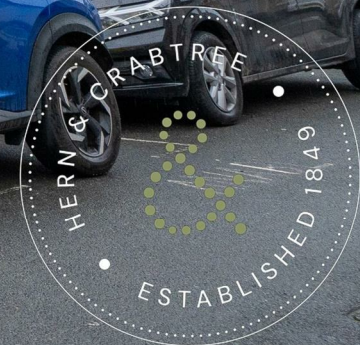




Ethel Street

| Victoria Park | Cardiff | CF5 1EJ



ETHEL STREET

Guide Price £290,000



No Chain. An extended three bedroom mid-terrace house placed on this popular street adjacent to the ever so popular Victoria Park. With light and spacious living space, this would make a fantastic first time buy or family home.

The accommodation briefly comprises: Entrance Hall, Open Sitting Room & Lounge, separate Dining Room, Fitted Kitchen and Bathroom to the ground floor. To the first floor are Three Good size Bedrooms. The property further benefits from an enclosed rear garden.

Ethel Street is perfectly placed close to Thompson and Victoria Park and within easy reach of Canton's main hub of cafés, restaurants and shops. Cardiff City Centre is just over 2 miles away. There are superb public transport links via bus and rail. Internal viewings are an absolute must!

Entrance Porch

Entered via double glazed French doors.

Hall

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

Sitting Room

10'3 x 10'11

Patio door to the garden, radiator, gas fire, understairs storage cupboard, wood laminate floor.

Lounge

10'5 x 10'1

Double glazed window to the front, radiator, wood laminate floor, arch between lounge and sitting room.

Dining Room

7'5 x 8'4

Double glazed window to the side and glazed window to the rear porch, radiator, tiled floor, doorway to kitchen.

Kitchen

11'3 x 7'3

Double glazed window to the side, wall and base units with worktop over, stainless steel sink and drainer, plumbing for a washing machine, space for a gas cooker, space for additional appliances, tiled floor.

Lobby

Airing cupboard with hot water immersion tank, door to garden.

Bathroom

7'4 x 6'4

Double obscure glazed window to the rear, bath with electric shower over, w.c and wash hand basin, radiator.

First Floor Landing

Stairs rise up from the hall, access to loft space, linen cupboard.

Bedroom One

13'5 x 10'6

Twin double glazed windows to the front, radiator.

Bedroom Two

8'4 x 10'5

Double glazed window to the rear, radiator.

Bedroom Three

7'11 x 8'

Double glazed window to the side, radiator, partial restricted head room.

Garden

Enclosed garden, paved patio, timber framed shed.

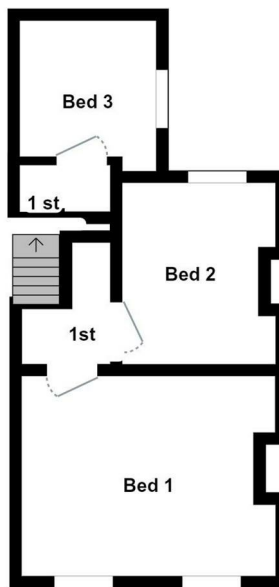
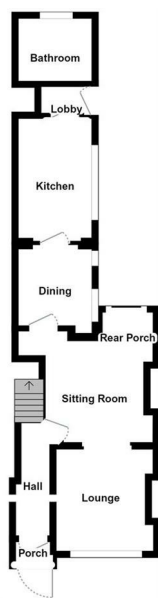
Tenure

We have been advised by the seller that the property is freehold, council tax band is D.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.