

# Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EN

**GUIDE PRICE £280,000**

**Hern &  
Crabtree**





# Ethel Street

A stylish two double bedroom mid-terrace house located a short stroll from Victoria Park. Perfectly located on this quiet street, this would make a fantastic first time buy or investment!

The accommodation briefly comprises: Entrance Hall, Open Plan Lounge/Diner, Fitted Kitchen and Bathroom to the ground floor. To the first floor are Two Double Bedrooms. The property further benefits from an enclosed rear garden.

Ethel Street is located within close proximity to Victoria Park and Canton local cafés, shops and amenities along with great public transport links to Cardiff City Centre. Internal viewings are a must!



# 739.00 sq ft

## Entrance Hall

Entered via a composite front door with obscure glazed panels inset and above, coved ceiling, radiator, wood floor.

## Lounge/Dining Room.

22'1 x 11'2

Double glazed window to the front and the rear, coved ceiling, radiators, original fireplace with marble hearth, chimney breast, fitted shelves and cupboard, wood floor, stairs to the first floor with understairs storage.

## Kitchen

9'11 x 7'6

Double glazed window to the side, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob with electric oven/grill beneath, plumbing for a washing machine, combination boiler, tiled floor.

## Lobby

Double glazed door to the rear, built in storage cupboards, tiled floor.

## Downstairs Bathroom

6'10 x 5'7

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, radiator, tiled floor.

## First Floor Landing

Stairs rise up from the lounge, access to loft space.

## Bedroom One

14' x 10'8

Twin double glazed windows to the front, radiator.

## Bedroom Two

11'5 x 11'

Double glazed window to the rear, radiator, built in cupboards and shelves.

## Rear Garden

Enclosed garden with timber fencing, bike shed, cold water tap.

## Additional Information

We have been advised by the seller :- Damp proof course

installed, affected plaster replaced - April 2024

- Hallway floor timbers affected by wet rot fungi renewed and treated with wood preservative - October 2021

On-street parking only (no permit required)

Council tax band is D.

## Tenure

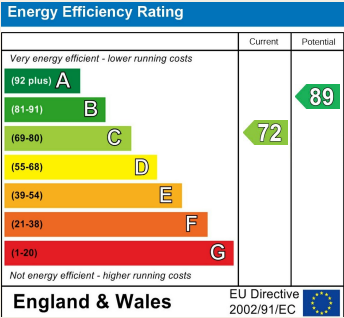
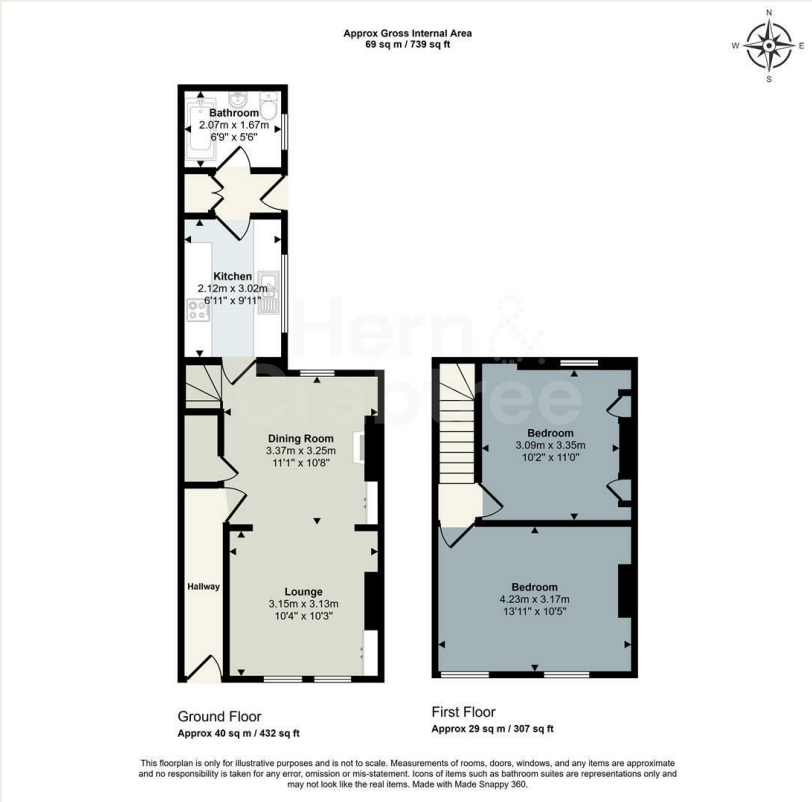
We have been advised by the seller that the property is freehold.

## Disclaimer





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



**Hern & Crabtree**

02920 555 198 [llandaff@hern-crabtree.co.uk](mailto:llandaff@hern-crabtree.co.uk)

[hern-crabtree.co.uk](http://hern-crabtree.co.uk)

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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