

Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EJ

GUIDE PRICE £260,000

**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 modernisation, making it an ideal opportunity for buyers looking to put their own stamp on a home.

The accommodation briefly comprises an entrance, lounge, a dining room that opens into the kitchen, along with a bathroom and conservatory to the ground floor. 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.



876.00 sq ft

Entrance Porch

Entered via a pvc front door.

Living Room

Entered via wood front door into the living room with double glazed window to the front, radiator, coved ceiling, electric fireplace with wooden mantle and hearth, built in cupboards, wood parquet flooring.

Dining Room

Stairs to the first floor, coved ceiling, radiator, cast iron fire surround, wood parquet flooring.

Bathroom

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

Kitchen

Double glazed window to the rear and pvc door to the rear, double glazed skylight, kitchen fitted with wall and base units with worktop over, stainless steel sink and drainer, integrated washing machine, a four ring gas hob with electric oven and grill combi, integrated fridge, coved ceiling.

Conservatory

Double glazed windows to the side and rear, double glazed patio doors to the rear, cold water tap, tiled floor.

First Floor Landing

Stairs rise up from the ground floor.

Bedroom One

Twin double glazed windows to the front, radiator, coved ceiling.

Bedroom Two

Double glazed window to the rear, radiator., built in cupboard housing the boiler and hot water cylinder., access to loft.

Garden

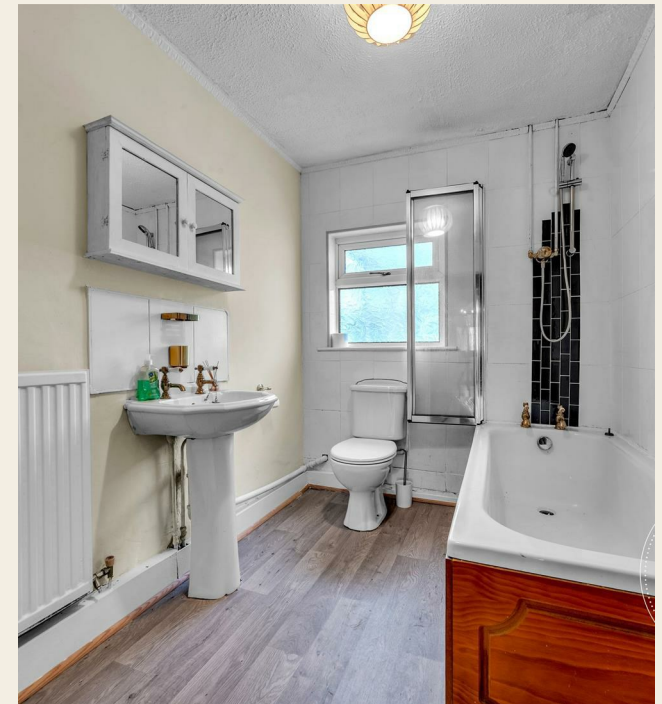
Enclosed by timber fencing, paved area.

Tenure and additional information

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

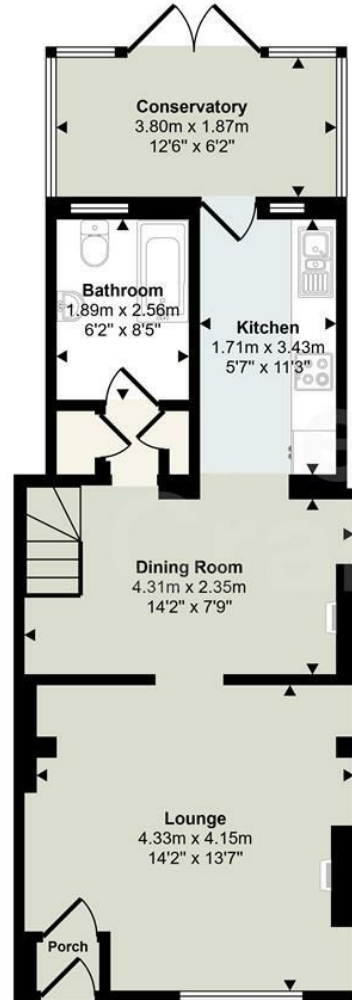




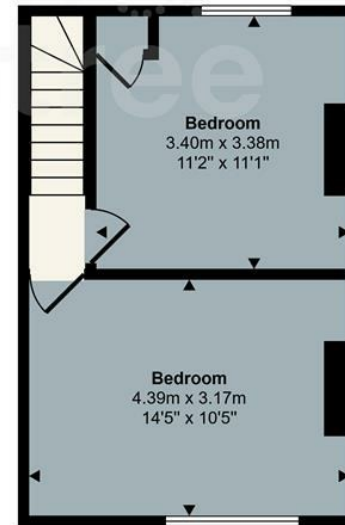
Approx Gross Internal Area
81 sq m / 876 sq ft



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



Ground Floor
Approx 52 sq m / 562 sq ft



First Floor
Approx 29 sq m / 314 sq ft

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.



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