

# Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EN

GUIDE PRICE £315,000



# Ethel Street

A beautifully extended three-bedroom mid-terrace property, ideally located on this highly desirable street beside the ever-popular Victoria Park and within easy walking distance of Canton High Street. Boasting spacious and versatile accommodation throughout, this charming home would be perfectly suited to first-time buyers and growing families alike.

The accommodation briefly comprises: entrance hall, a bright and spacious through lounge/sitting room, an impressive open-plan kitchen/dining area, and a ground floor bathroom. To the first floor are three generously sized bedrooms.

Outside, the property enjoys a private rear garden, high quality insulated garden cabin - perfect for use as home office or studio/workshop.

Additional benefits include fully owned and paid-for solar panels, providing energy efficiency and reduced running costs

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.



# 1092.00 sq ft

## Entrance

Entered via a double glazed composite door into the hallway.

## Hallway

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

## Living Room

Double glazed window to the front. Radiator. Coved ceiling. Wooden flooring. Original feature cast iron fireplace with tiled hearth. Built in cupboards. Squared off archway into the dining room.

## Dining Room

Double glazed window to the rear. Radiator. Continuation of wooden flooring. Fireplace with working wood burner and tiled hearth. Understairs cupboard.

## Kitchen/Dining Room

Double glazed window and door to side. Coved ceiling. Tiled flooring. Radiator. Dining area with high-spec bespoke birch-ply/formica kitchen storage units, and inbuilt bench seating with storage. The kitchen is fitted with base units and composite worksurfaces. Ceramic sink. Space and plumbing for a washing machine and dishwasher. Integrated four ring gas hob and integrated electric oven and grill combi. Two radiators. Spot lights.

## Bathroom

Obscure double glazed window to the rear. Claw foot bath, shower, w/c and wash hand basin. Part panelled walls. Laminate flooring. Radiator. Spotlights.

## FIRST FLOOR

Dog leg staircase.

## Landing

Loft access hatch. Wooden Banister. Coved ceiling.

## Bedroom One

Two double glazed windows to the front. Radiator. Coved ceiling. Built in wardrobes. Cast iron feature fireplace with tiled hearth. Wooden flooring.

## Bedroom Two

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

Feature cast iron fireplace. Built in shelving. Wooden flooring.

## Bedroom Three

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

## OUTSIDE

### Rear Garden

Enclosed South facing rear garden with timer fence and stone wall. Lawn area. Paved footpath to the outbuilding.

### Outbuilding

A high quality insulated garden cabin - perfect for use as home office or studio/workshop with power and light. French doors to the rear garden. Windows to the side.

### Tenure and additional information

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

### 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





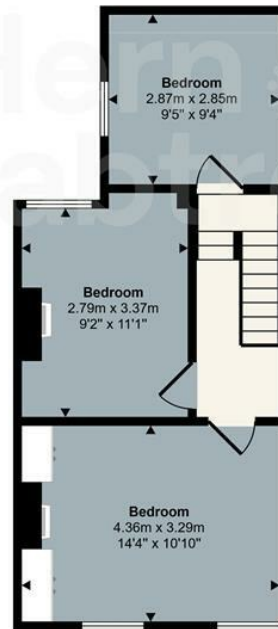
Approx Gross Internal Area  
101 sq m / 1092 sq ft



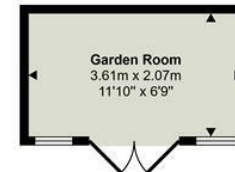
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Ground Floor  
Approx 55 sq m / 589 sq ft



First Floor  
Approx 39 sq m / 422 sq ft



Garden Room  
Approx 7 sq m / 80 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.

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