

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ETHEL STREET
VICTORIA PARK

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VICTORIA PARK, CF5 1EL - £290,000

Located on the popular Ethel Street, a stone throw from Victoria Park is this extended 2 bedroom terrace house. The property features two reception rooms. A modern kitchen diner that has been extended, two comfortable bedrooms, making it an excellent choice for small families, couples, or individuals seeking extra space.

One of the standout features of this property is that it is chain free.

Victoria Park is renowned for its picturesque surroundings, offering a variety of local amenities, parks, travel links & great school catchments.

2 bedroom(s) 1 bathroom(s) 785.00 sq ft

HALLWAY

LOUNGE
3.33m x 2.41m (10'11 x 7'11)

RECEPTION ROOM
4.42m x 3.61m (14'6 x 11'10)

KITCHEN / DINER
2.54m x 6.27m (8'4 x 20'7)

BATHROOM
1.68m x 1.96m (5'6 x 6'5)

BEDROOM 1
4.42m x 2.92m (14'6 x 9'7)

BEDROOM 2
2.67m x 3.73m (8'9 x 12'3)

GARDEN

TENURE
We are told that this property is Freehold. This is to be confirmed by your legal representative.

COUNCIL TAX
BAND D

EPC
Band D

SCHOOL CATCHMENT



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	59	85	
(81-91) B			
(69-80) C			
(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	

Ethel Street, Victoria Park



Total Area: 785 ft² ... 72.9 m²
All measurements are approximate and for display purposes only