

Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EJ

GUIDE PRICE £299,950



Ethel Street

A charming mid-terrace home, perfectly positioned on the sought-after street in Victoria Park. This beautifully modernised mid-terrace house is perfectly located a short stroll from the idyllic Victoria Park. Combining timeless charm with contemporary style, this property offers an ideal blend of comfort and modern open plan living.

The welcoming entrance hall leads to a bright and spacious open plan living/dining room that flows seamlessly into the extended kitchen with a space for dining table and chairs with French doors out onto the rear garden to the ground floor. Upstairs, there are two well-proportioned double bedrooms and a modern four piece family bathroom. A staircase leads to a converted loft room, offering flexible and versatile space. Outside, the home is complemented by a good size, well-maintained, low maintenance rear garden.

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. It's a welcoming, vibrant place to call home.



1008.00 sq ft

Entrance

Entered via a pvc front door, coved ceiling, radiator, stairs to the first floor, tiled floor.

Living Room

Two double glazed windows to the front, radiator, coved ceiling, wood burner, built in shelves and cupboard, square arch to the dining room.

Dining Room

Double glazed window to the rear, radiator, coved ceiling, built in shelves.

Kitchen/Diner

Double glazed window to the side and double glazed patio doors to the rear, kitchen 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 and grill, space for large style fridge/freezer, built in food cupboard also housing the combination boiler, space and plumbing for a dishwasher and a washing machine, radiator, tiled floor.

First Floor Landing

Stairs rise up from the hall with wooden handrail, stairs to the loft room.

Bedroom One

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

Bedroom Two

Double glazed window to the rear, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the side, corner shower, bath w.c and wash hand basin, heated towel rail, laminate flooring.

Loft Room

Two skylight windows to the rear, brick chimney breast.

Garden

Enclosed by timber fence on one side and wall to the other, paved area, slate chippings, garden shed, cold water tap.

Tenure And Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - D

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
94 sq m / 1008 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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