Ethel Street

VICTORIA PARK, CARDIFF, CF5 1EJ

GUIDE PRICE £300,000

Hern & Crabtree



Ethel Street

Perfectly positioned on one of Victoria Park's most sought-after streets, this beautifully modernised two-bedroom mid-terrace home effortlessly blends period charm with contemporary style. Just a short stroll from the picturesque Victoria Park, it offers an exceptional lifestyle in one of Cardiff's most desirable neighbourhoods.

The welcoming entrance hall leads into a bright and spacious dining room, which flows seamlessly into the cosy lounge, complete with a charming wood-burning stove. To the rear of the property is a beautifully appointed modern kitchen with direct access to the enclosed rear garden, along with a convenient ground floor W.C.

Upstairs, the property offers two generously proportioned double bedrooms and a stylish four-piece family bathroom, finished to a high standard.

Outside, the home is complemented by a generous, well-maintained rear garden designed for low-maintenance living, providing an ideal space for outdoor dining, entertaining, or simply unwinding.

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.











Approx 798.00 sq ft

Council Tax Band: D

Entrance Porch
Entered via a pvc front door, tiled walls and tiled floor.

Hall
Entered via a wood front door stairs to the first floor, radiator, coved ceiling, wooden floors.

Dining Room
Double glazed window to the rear, radiator, coved ceiling, wooden floors, understairs cupboard.

Living Room
Double obscure glazed windows to the front, radiator, coved ceiling, wood burner on a slate hearth, built in cupboards.

Kitchen
Double glazed windows to the side, double glazed patio doors to the rear, kitchen fitted with a range of wall and base units with worktop over, composite sink and drainer, a four ring electric hob with integrated electric oven and grill, cupboard housing the combination boiler, space and plumbing for a washing machine, recess lights, tiled flooring.

Cloakroom
Double obscure glazed window to the side, w.c and wash hand basin, radiator, recess light, tiled floor.

First Floor Landing
Stairs rise up from the hall, dado rail, access to loft space.

Bedroom One
Twin double glazed window to the front, radiator.

Bedroom Two
Double glazed window to the rear, radiator.

Bathroom
Double obscure glazed window to the side, shower cubicle, bath, w.c and wash hand basin, heated towel rail, recess lights, wood laminate flooring.

Garden
Enclosed by timber fence and wall, lawn, cold water tap, bin storage.

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is 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.



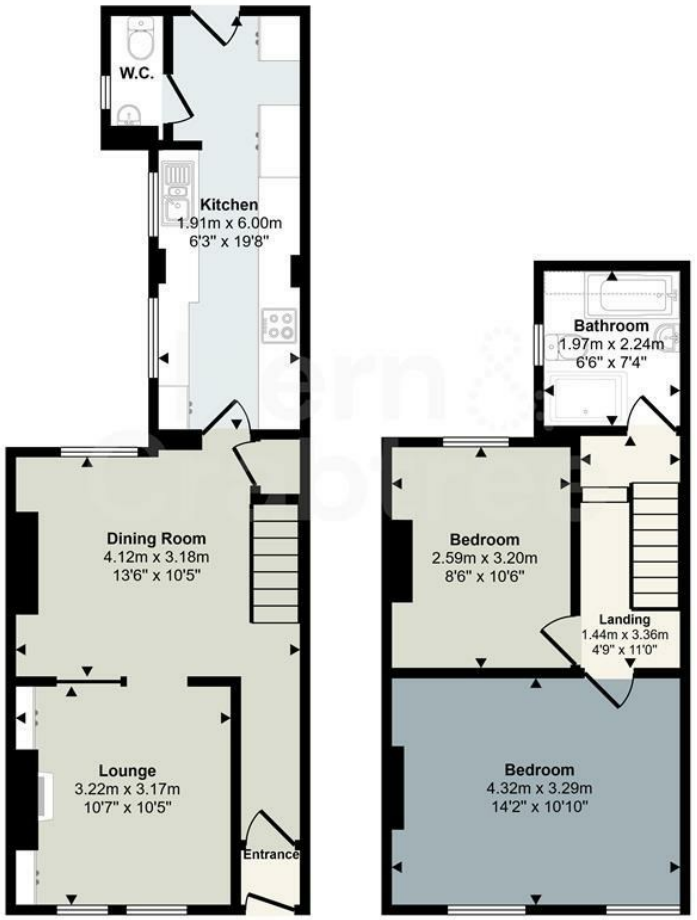








Approx Gross Internal Area
74 sq m / 798 sq ft

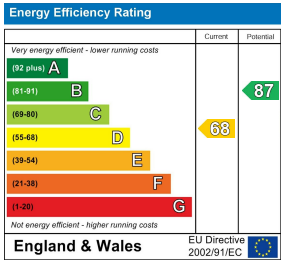


Ground Floor
Approx 41 sq m / 440 sq ft

First Floor
Approx 33 sq m / 359 sq ft

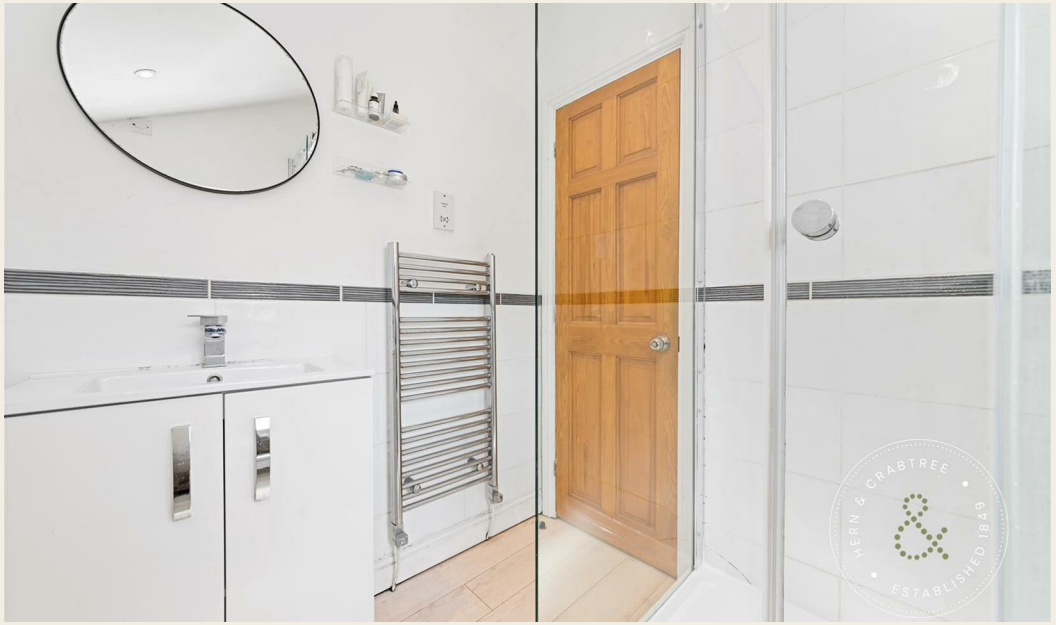
Denotes head height below 1.5m

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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