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CARDIFF

VALE

CAERPHILLY

BRISTOL



Ethel Street

VICTORIA PARK



Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
 Valuer

ruby@jeffreycross.co.uk

Ethel Street, Victoria Park



Total Area: 785 ft² ... 72.9 m²

All measurements are approximate and for display purposes only

A chain free property located a stone throw away from Victoria Park.

Comments by the Homeowner



Ethel Street

Victoria Park, Cardiff, CF5 1EL

Offers In Excess Of

£290,000



2 Bedroom(s)



1 Bathroom(s)



785.00 sq ft



Contact our
Pontcanna Branch

02920 499680

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.





Hallway

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

Reception Room 14'6 x 11'10 (4.42m x 3.61m)

Kitchen / Diner 8'4 x 20'7 (2.54m x 6.27m)

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

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

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

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

