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CARDIFF

VALE

CAERPHILLY

BRISTOL

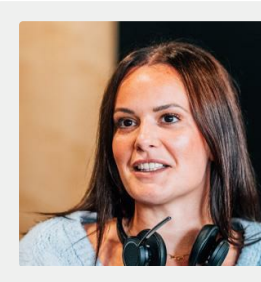


Ethel Street

VICTORIA PARK



Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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

Comments by the Homeowner



Ethel Street, Victoria Park



Total Area: 785 ft² ... 72.9 m²

All measurements are approximate and for display purposes only



Ethel Street

Victoria Park, Cardiff, CF5 1EL

Offers In Excess Of

£290,000



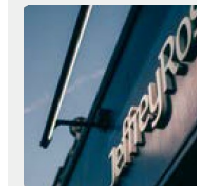
2 Bedroom(s)



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	EPC
Lounge 10'11 x 7'11 (3.33m x 2.41m)	Band D
Reception Room 14'6 x 11'10 (4.42m x 3.61m)	School Catchment
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	





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

