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CARDIFF VALE CAERPHILLY BRISTOL

*A beautifully presented two double bedroom home in close proximity to the beautiful parkland of Victoria Park.*

Comments by Mrs Ruby Ledley

**Property Specialist**

Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk


*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*

Asking Price

**£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.

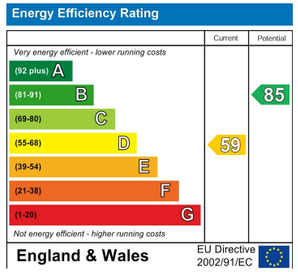
Council Tax

BAND D

EPC

Band D

School Catchment


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