



ETHEL STREET
CANTON
CARDIFF CF5 1EJ

ASKING PRICE OF
£280,000



MID TERRACED HOUSE



2



2



2



2

****TWO DOUBLE BEDROOM, MID-TERRACED HOUSE IN A HIGHLY SOUGHT AFTER AREA**** MGY are delighted to bring to market this two double bedroom, mid-terraced house situated on the highly desirable Ethel Street, Canton. The accommodation briefly comprises lounge, dining room, kitchen, downstairs shower room and utility room. To the first floor there are two double bedrooms and the family bathroom. The property further benefits from a private and low maintenance South facing rear garden, double-glazing and gas central heating throughout. ***NO CHAIN***

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 812 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via uPVC front door into entrance hall with LVT flooring. Wall mounted radiator. Stairs rising to first floor. Doors leading to lounge, dining room, kitchen and utility room.

LOUNGE

12' 4" x 10' 7" (3.76m x 3.25m)

Two double glazed uPVC windows to front aspect. LVT flooring. Feature fireplace with mantle surround. Fitted storage cupboard to alcove. Wall mounted radiator. Coving. TV point. Pendant light fitting.

DINING ROOM

11' 3" x 11' 1" (3.45m x 3.38m)

Double glazed uPVC window to rear aspect. Continuation of LVT flooring. Door to access storage cupboard. Wall mounted radiator. Alcoves. Coving. Pendant light fitting.

KITCHEN

8' 7" x 8' 5" (2.62m x 2.57m)

Double glazed uPVC window to side aspect. Continuation of LVT flooring throughout. Fitted kitchen with worktops over incorporating inset sink and drainer with mixer tap over, and four ring electric hob with extractor hood above. Integrated appliances such as electric oven and dishwasher with space for fridge freezer. Tiled splashbacks. Power points. Coving. Pendant light fitting. Wall mounted Baxi combi boiler.

UTILITY ROOM

Obscure double glazed window to rear aspect. Fitted wall units with contrasting worktops. Space and plumbing for washing machine. Vinyl flooring. Doors leading to downstairs shower room and rear garden.

SHOWER ROOM

Obscure double glazed window to rear aspect. Vinyl flooring and partly tiled walls. Pedestal wash hand basin with mixer tap over. WC. Walk in shower with mains powered shower head over. Wall mounted radiator. Pendant light fitting.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing with carpeted flooring. Pendant light fitting. Doors to two bedrooms and family bathroom. Loft hatch.

BEDROOM ONE

14' 0" x 10' 4" (4.29m x 3.15m)

Located at the front of the house. Double bedroom. Laminate flooring. Two double glazed windows to front aspect. Wall mounted radiator. Pendant light fitting. Alcoves. Coving. Power points.

BEDROOM TWO

10' 4" x 9' 3" (3.17m x 2.84m)

Double glazed uPVC window to rear aspect. A second double bedroom with ample natural daylight. Carpeted flooring. Wall mounted radiator. Pendant light fitting. Alcoves. Coving. Power points.

BATHROOM

Contemporary bathroom with obscure double glazed window to side aspect. LVT flooring and partly tiled walls. Freestanding bath with mixer tap over and handheld shower attachment. Pedestal wash hand basin with mixer tap over and wall mounted mirrored cabinet above. WC. Chrome heated towel rail. Walk in shower cubicle with mains powered rainfall shower head over and separate handheld shower attachment. Pendant light fitting.

REAR GARDEN

South facing private rear garden with laid to patio and lawn area with flower beds. Fence and stone wall border. Outside tap. Brick storage shed to rear.

TENURE

MGY are advised that this property is FREEHOLD.



ETHEL STREET, CANTON, CARDIFF, CF5 1EJ



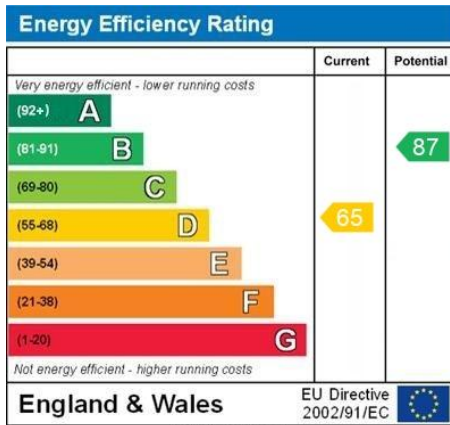
ETHEL STREET, CANTON, CARDIFF, CF5 1EJ

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia ©2025



WWW.EPC4U.COM

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK