



## JeffreyRoss Draft Description and photos for approval.

JR

### **76 Ethel Street, Cardiff, South Glamorgan, CF5 1EN** **£250,000**

A beautifully presented, and modernised terraced property located in a sought after quiet street between Thompsons park and Victoria Park. The accommodation briefly comprises of Hall, two reception rooms, and modern fitted kitchen to the ground floor and to the first floor are two double bedrooms and a modern bathroom. There is a neat enclosed rear garden. and the property has gas central heating and double glazing.

#### Entrance hall

Entered via a wood-paneled front door, exposed floorboards, painted wood-paneled doors off to both reception rooms, staircase rising to the first floor.

#### Front reception room

PVCu framed double glazed window to the front elevation, exposed floorboards, fitted shelving and cupboards to either side of the chimney breast, radiator.

#### Rear reception room

PVCu framed double glazed window to the rear garden, exposed floorboards, radiator, understairs cupboard, leading to kitchen.

#### Kitchen/breakfast room

Fitted with a range of modern base and wall-mounted cupboard and drawer units finished in gloss white with wood worktops and slate splashbacks with 1.5 bowl stainless steel sink unit and mixer tap, integrated gas four burner hob with oven beneath and cooker hood above, washing machine, and dishwasher. space for a large fridge/freezer, space for breakfast table, exposed floorboards, recessed ceiling down-lights, two PVCu framed double glazed windows and twin doors opening onto the rear garden.

#### Landing

Paneled doors off.

#### Bedroom 1

Two PVCu framed double glazed windows to the front elevation, two radiators, double fitted wardrobe cupboards, access hatch and ladder to the boarded attic with electric light.

#### Bedroom 2

PVCu framed double glazed window to the rear elevation, radiator, double fitted wardrobe cupboards.

#### Bathroom

Equipped with a modern suite in white with wood-paneled bath with shower over and glass shower screen with contemporary 'Metro' wall tiles, pedestal wash hand basin and close coupled w.c. chrome radiator, recessed ceiling downlights, extractor fan, PVCu framed double glazed window.

#### Rear garden

A neat enclosed garden laid mainly to decking and decorative stones with garden shed.





