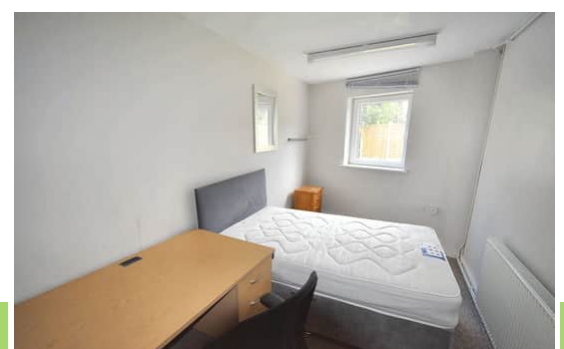




Catherine Street, Swansea, SA1 4JS

Asking Price: £340,000

- A Three Storey Six Bedroom Detached HMO Property
- Two Shower Rooms And A Cloakroom
- Popular And Sought After Residential Area
- No Forward Chain
- Two Communal Lounges
- Integral Garage
- Fantastic Investment Opportunity



Entrance

Entered via double glazed front door to:-

Porch

With ceramic tile flooring, wall mounted FP1 fire alarm system and opening to:-

Hallway

With staircase giving access to the first floor, double glazed window to rear aspect and doors to:-

Cloakroom

A two piece suite comprising low level W.C, wash hand basin and extractor fan.

Communal Lounge/And Or Bedroom 1

Currently used as a small communal lounge or sitting room but could also be used as an additional bedroom.

Shower Room 2

A three piece suite comprising double base walk in glazed shower cubicle housing electric shower, low level W.C, wash hand basin, ceramic tile flooring, part tiled walls and double glazed frosted window to rear aspect.

Utility Room

fitted with base and wall units, single drainer sink unit with hot and cold mixer taps over, ceramic tile flooring and double glazed door giving access to rear garden.

Bedroom 2

With double glazed window to rear aspect

First Floor Landing

With double glazed window to rear aspect, staircase giving access to the second floor and doors to:-

Communal Lounge

A good size light and airy room, laminate flooring, double glazed window to front aspect and opening to:-

Kitchen

A well presented and fully fitted kitchen with a good range of matching base and wall units and draw space in light grey with chrome handles, colour coordinated work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, space for fridge/freezer, built in fan assisted electric oven, 5 ring gas hob and stainless steel extractor canopy over, seating area, part tile walls, inset spot lighting, wall mounted boiler (supplying domestic hot water and gas central heating) and two double glazed windows looking onto rear garden.

Bedroom 3

With two double glazed windows to front aspect.

Bedroom 4

With double glazed window to rear aspect.

Shower Room 2

A three piece suite comprising double base walk in glazed shower cubicle housing electric shower, low level W.C, wash hand basin, part tile walls and extractor fan.

Second Floor Landing

With Velux roof window, double glazed tilt and turn window to rear aspect and doors to:-

Bedroom 5

With eaves storage space and Velux windows to front and rear aspect.

Bedroom 6

With eaves storage space and Velux windows to front and rear aspect.

AGENTS NOTE

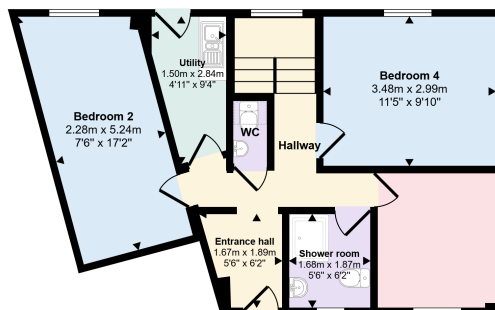
The property last year had all 6 rooms rented at £420 per room (seasonal) £2520.00 with an annual income of £27,720.00. For more information please contact our sales team on 01792 464757 option 1 for sales

External

To the front of the property is a single integral garage with roller shut door. To the rear there is a good size level and enclosed rear garden laid mainly to lawn with paved patio area, wall and fenced boundaries.

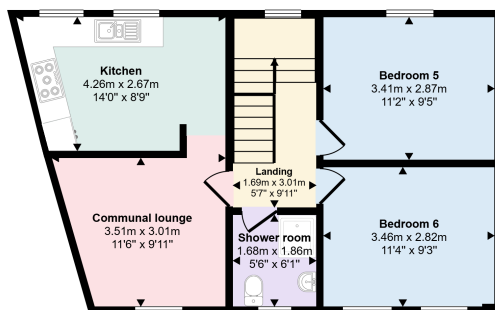
Disclaimer

Approx Gross Internal Area
136 sq m / 1467 sq ft



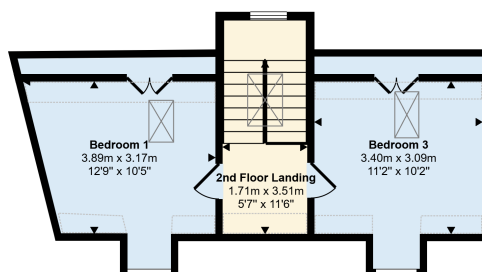
Ground Floor

Approx 49 sq m / 531 sq ft



First Floor

Approx 52 sq m / 559 sq ft



Second Floor

Approx 35 sq m / 377 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | 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 | | | |
| England, Scotland & Wales | | 75 | 84 |
| | | EU Directive 2002/91/EC | |

