



Catherine Street, Swansea, SA1 4JS

Asking Price: £165,000

- Extended Mid Terrace Property
- Popular And Convenient Residential Area
- Lounge/Dining Room
- Ground Floor Bathroom
- Ideal First Time Buyer
- Attic Style Room
- Freehold
- Two Bedrooms



Entrance

Entered via double glazed front door, inner half glazed door to:-

Hallway

With light oak laminate flooring, staircase giving access to the first floor and door to:-

Lounge

4.044m x 3.785m (13' 3" x 12' 5")

With laminate flooring, fitted shelves to recess, inset spot lighting, coving, double glazed window to front aspect and opening to:-

Dining Room

3.499m x 3.402m (11' 6" x 11' 2")

With inset spot lighting, coving, double glazed window to rear aspect and door to:-

Kitchen

3.725m x 2.785m (12' 3" x 9' 2")

A fully fitted modern kitchen with a range of matching base and wall units with colour coordinated wood effect roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring ceramic hob and extractor canopy over, part tiled walls, ceramic tile flooring, plumbing for automatic washing machine, space for fridge freezer, wall mounted Worcester boiler (within fitted wall unit supplying domestic hot water and gas central heating), understairs storage cupboard space, double glazed window to side aspect and opening to:-

Rear Lobby

1.760m x 1.159m (5' 9" x 3' 10")

With continued ceramic tile flooring, built in cupboard, double glazed door giving access to side and rear and further door to:-

Bathroom

2.535m x 2.350m (8' 4" x 7' 9")

A three piece suite in white comprising panel bathe with electric shower over and glazed side screen, wash hand basin, low level W.C, part tiled walls, tile effect vinyl flooring and two double glazed frosted windows to rear aspect.

First Floor Landing

With window to rear, paddle staircase giving access to an attic style room and doors to:-

Bedroom One

3.938m x 2.681m (12' 11" x 8' 10")

With fitted shelves to recess and two double glazed windows to front aspect.

Bedroom Two

4.740m x 3.769m (15' 7" x 12' 4")

With double glazed window to rear aspect.

Attic Style Room

4.004m x 2.168m (13' 2" x 7' 1")

Accessed off the main first floor landing an attic style room, currently used as a bedroom but suitable for many other uses, inset spot lighting and Velux roof window to front aspect.

External

Small enclosed rear garden laid mainly to lawn with mature shrubs and hedgegrow and fenced boundaries.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	57	83
(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		
EU Directive 2002/91/EC		

