



## Catherine Street, guide price £75,000

- Council Tax Band C
- Sit In Tenant
- Traditional Auction 30/7/2024
- Ideal Investment Opportunity
- No Ongoing Chain
- EPC Rating: D



 2  1  2

## About the property

\*\*\*OFFERED FOR SALE VIA TRADITIONAL AUCTION  
ON 30TH JULY 2024\*\*\*

A 2 bedroom end terraced house offered for sale with sit in tenant and no ongoing chain. Situated within close proximity to local shops, public transport links and walking distance to Swansea City Centre and beach front. The accommodation briefly comprises; entrance hall, 2 reception rooms, kitchen and bathroom to the ground floor. To the first floor there are 2 bedrooms. To the outside there is a front and rear garden. This is an ideal investment opportunity. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

Current tenant paying £650 PCM.

## Accommodation

### Ground Floor

#### Entrance Hall

door to front to enter, tile flooring , door to lounge, door to dining room and opening to under stair storage.

#### Lounge

12' 6" max x 9' 11" max ( 3.81m max x 3.02m max )  
window to front and fitted carpet.

#### Dining Room

12' 1" max x 8' 11" max ( 3.68m max x 2.72m max )  
window to rear, laminate flooring, opening to kitchen and stair case with fitted carpet to first floor.

**Kitchen**

10' 10" max x 6' 8" max ( 3.30m max x 2.03m max )  
window to side, door to side, vinyl flooring, part tile walls, eye and base units with work top over, inset sink with hot and cold taps, space for cooker, space for fridge freezer, space for washing machine and door to bathroom.

**Bathroom**

window to side, window to rear, tile flooring, part tile walls, bath tub with hot and cold taps and over bath shower, wash hand basin with hot and cold taps and w.c.

**First Floor****Landing**

window to rear, laminate flooring and doors to 2 bedrooms.

**Bedroom 1**

15' 9" max x 10' 2" max ( 4.80m max x 3.10m max )  
window to front, laminate flooring, door to storage where boiler is housed and loft access.

**Bedroom 2**

12' 1" max x 10' 3" max ( 3.68m max x 3.12m max )  
window to rear and laminate flooring.

**Outside****Front**

frontage area.

**Rear**

Fully enclosed, tiered stone chipped garden.

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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