



## Catherine Street, offers over £145,000

- Sold With Sitting Tenants- £900 PCM
- Modern Standard Throughout
- Off Street Parking
- Close Distance To Swansea City Centre
- EPC Rating: D



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## About the property

**\*\*SOLD WITH SITTING TENANTS\*\***. Welcome to this delightful end of terrace house that is now on the market, a real gem in a sought-after location! Boasting not one, but two generously sized double bedrooms, this property offers the perfect blend of comfort and space to make you feel right at home. As you make your way through the property, you will be greeted by the reception room. This space is bathed in natural light, leading you to the well-appointed kitchen, which is just waiting for some culinary exploration. With a functional arrangement of countertops and top-of-the-line fixtures, it has everything you need to showcase your culinary skills. The seamless flow between these two rooms provides perfect conditions for entertaining and daily living. The house has one bathroom, balanced in its layout and finished to a high standard. It provides a significant level of comfort with the promise of a revitalising experience. One of the unique features of this property is its ample parking facilities. This property is a golden opportunity for investors looking to expand their portfolio, given its locale and excellent condition. In short, if you're looking for a well-appointed, comfortable home in an exceptional location, look no further. Make your move today and start creating lasting memories in your new home.



## Accommodation

### Lounge

13' 1" x 11' 8" ( 3.99m x 3.56m )

### Shower Room

6' 3" x 5' 5" ( 1.91m x 1.65m )

### Kitchen

12' 4" x 7' 3" ( 3.76m x 2.21m )

### Bedroom One

11' 1" x 8' 8" ( 3.38m x 2.64m )

### Bedroom Two

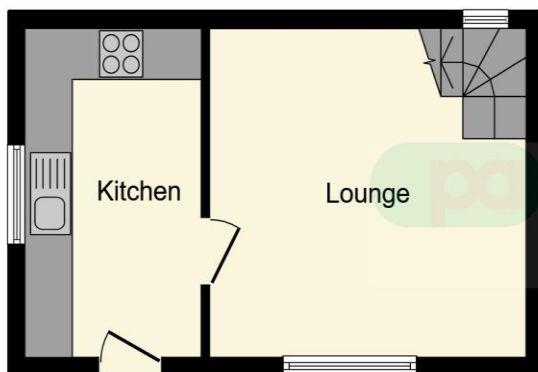
9' 3" x 6' 4" ( 2.82m x 1.93m )



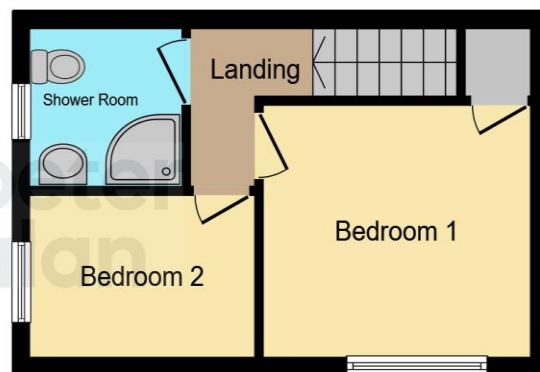
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## Floorplan



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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