



the
ANDERSON
Group **exp**

Catherine Street, Swansea, SA1 4JT

Offers Over £180,000

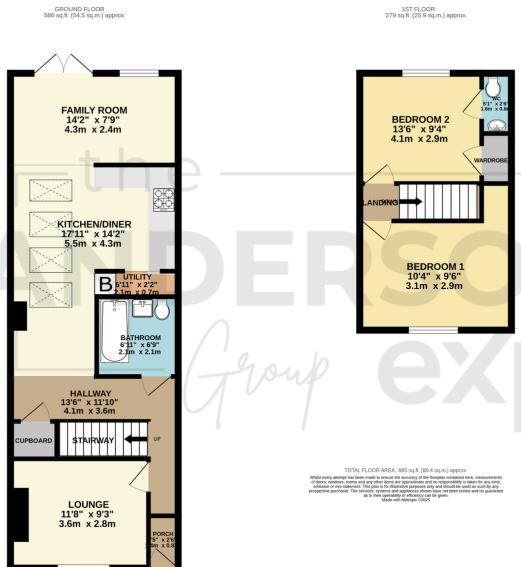
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- Immaculately Presented Two Bedroom Terraced Property
- Two Reception Rooms Plus Open Plan Kitchen/Diner
- Ground Floor Bathroom and First Floor En-Suite W.C.
- Rear Garden Laid to Lawn with Patio and Decking Area
- Solar Panels
- Sought After Location Close to Swansea Town Centre, Uplands, Local Shops and **Ideal First Time Buyers**
- Home/Family Home/Buy to Let Property
- Easy Access to M4



Situated in a convenient location close to Swansea City Centre, this contemporary two-bedroom mid-terraced property offers well-presented and versatile accommodation throughout. The property benefits from an open-plan kitchen/diner, a ground floor bathroom, an en-suite WC, and an enclosed rear garden. The accommodation comprises a porch, entrance hallway, kitchen, two reception rooms, two bedrooms, a ground floor bathroom, a first-floor WC, and a low-maintenance rear garden laid mainly to lawn with a mix of fencing and shrub borders. The property enjoys immediate access to a wide range of shops, bars, restaurants, takeaways, cafés, and local amenities, with Uplands and Swansea City Centre both within a short drive. The property also offers excellent access to Swansea University, Singleton Hospital, local schools, and the M4 motorway, making it an ideal purchase for first-time buyers or buy-to-let investors. Freehold.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC