



Catherine Street, Swansea

offers over **£145,000**

- Modern and Well-Presented Throughout
- Two Bedroom End-Terraced Property
- Opportunity for First Time Buyers, Small Families or Investors
- Off Road Parking
- EPC Rating: D



 2  1  1



About the property

Situated on Catherine Street, this attractive and well-maintained modern home offers comfortable living, perfectly suited to first-time buyers, couples, or small families.

The ground floor comprises a welcoming lounge, providing a cosy yet functional living space, along with a separate kitchen designed for everyday convenience. Upstairs, the property features two well-proportioned bedrooms and a contemporary shower room.

Externally, the home benefits from off-road parking, adding to its practicality and appeal - a rare find to the area. The property has been kept in excellent condition throughout with modern finishes and no real need for any home improvements, making it ready to move straight into for its next buyer.

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.

Accommodation

Lounge

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

Kitchen

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

Bedroom 1

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

Bedroom 2

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

Shower Room

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