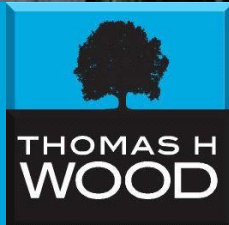




## 33 Catherine Street

Cathays, Cardiff, CF24 4EF



Asking Price Of £130,000

2 Bedrooms

An ideal first time buyer and investor opportunity located in the most convenient of locations. This two bedroom property is well presented and comprises its own front door with stairs to first floor, large storage cupboards, modern kitchen, lounge/diner, two bedrooms and bathroom. The property also benefits from double glazing, gas central heating and recently extended new lease. To the outside there is a storage cupboard, resident parking and communal gardens. Viewing is recommended





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## ENTRANCE

Upvc double glazed door opening to entrance and staircase leading to first floor.

## FIRST FLOOR HALLWAY

doors leading to two storage cupboards, open plan lounge & dining room, kitchen, bathroom and two bedrooms.

## OPEN PLAN LOUNGE & DINING ROOM

19' 5" x 7' 4" (5.92m x 2.26m) Double aspect open plan lounge and dining room boasting ample space. Laminate flooring, radiator, Upvc double glazed window to front garden views, Upvc double glazed window to rear aspect.

## KITCHEN

7'4 x 6'1 (2.24m x 1.85m) Fitted with a selection base and wall units complimented with laminated roll top work surfaces and breakfast bar, stainless steel sink unit, electric hob and oven, space for washing machine and fridge. Tiled splash backs, laminate flooring, Upvc double glazed window to rear aspect.

## MASTER BEDROOM

10'3 x 9'2 (3.12m x 2.79m) Excellent sized bedroom boasting views of the front gardens, laminate flooring, radiator, Upvc double glazed window to front.

## BEDROOM TWO

9'8 x 6'1 (2.95m x 1.85m) Upvc double glazed window to rear aspect, laminate floor, radiator.

## BATHROOM

6'3 x 6'1 (1.91m x 1.85m) Bath with shower overhead, W.C, wash hand basin, tiled walls, radiator, Upvc double glazed window to rear.

## EXTERNAL ASPECT

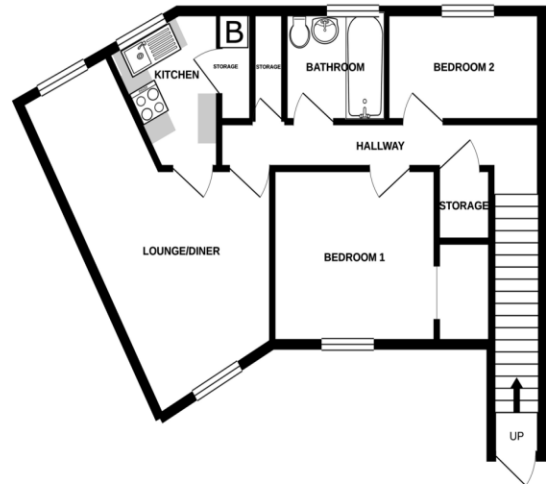
Externally the property boasts attractive well maintained communal gardens with a designated parking area shared between all residents.

## TENURE

Leasehold. Lease 89 years plus extension of a further 99 years  
This will be verified by the purchaser's solicitor.  
Service Charge £174.08pa Ground Rent £23pa  
Building Ins £100pa

## COUNCIL TAX Band C

GROUND FLOOR  
54.1 sq.m. (582 sq.ft.) approx.



TOTAL FLOOR AREA: 54.1 sq.m. (582 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, heights and other figures are approximate and the responsibility is taken for any error. The floorplan, systems and appliances shown have not been tested and no guarantee is made as to their operation or condition. Measurements are for guidance only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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