



## 43 Catherine Street, Swansea, SA1 4JS

Situated in an prime central location close to shops, The property comprises of lounge/dining room, kitchen/breakfast room to the ground floor. To the first floor there are two double bedrooms and family bathroom. The property also benefits from uPVC double glazing, gas central heating and has an enclosed rear garden. Freehold, No onward chain. EPC-D.

**Asking Price £149,999**



## **ENTRANCE**

Double glazed composite door into:

## **HALLWAY**

Stairs to first floor, radiator, wooden floorboards.

## **LOUNGE/DINING ROOM 6.92m x 3.18m (22'8" x 10'5")**

UPVC double glazed window to front and rear, log burner with slated inset, wooden flooring, coved ceiling, two radiators.

## **KITCHEN/BREAKFAST ROOM 4.45m x 2.43m (14'7" x 8'0")**

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built in five ring gas hob with integrated oven, cooker hood, under stairs storage cupboard, tiled flooring, part tiled walls, radiator, uPVC double glazed window to side, uPVC patio doors to rear.

## **FIRST FLOOR**

## **LANDING**

Loft access.

## **BEDROOM 1 4.03m x 3.55m (13'3" x 11'8")**

UPVC double glazed window to front, radiator.

## **BEDROOM 2 3.56m x 2.41m (11'8" x 7'11")**

UPVC double glazed window to rear, radiator.

## **BATHROOM**

Three piece suite comprising P shaped bath with shower over, pedestal wash hand basin, low level w.c, wall mounted combination boiler, chrome towel rail, wooden flooring, splash back tiles, uPVC double glazed window to rear.

## **EXTERNAL**

## **REAR**

Enclosed paved garden with planting areas.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

