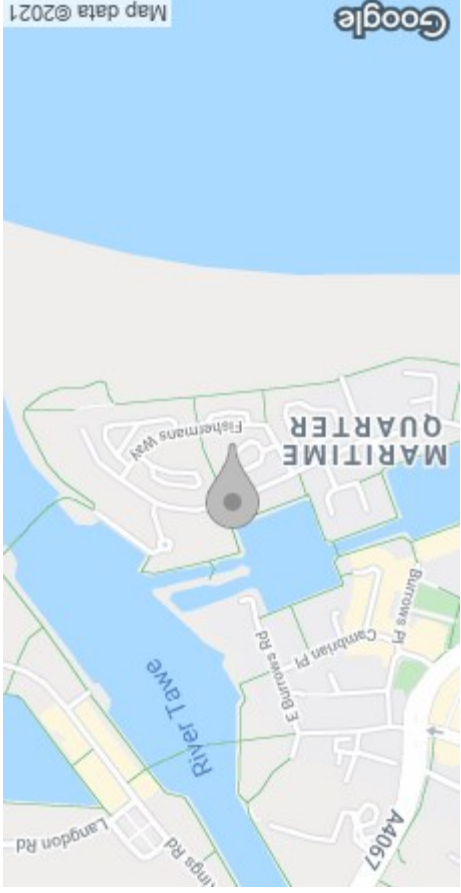


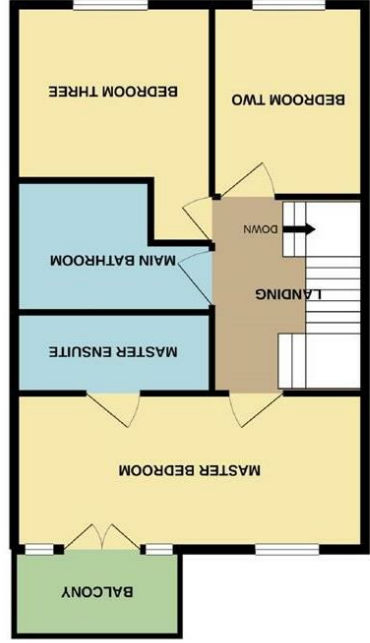
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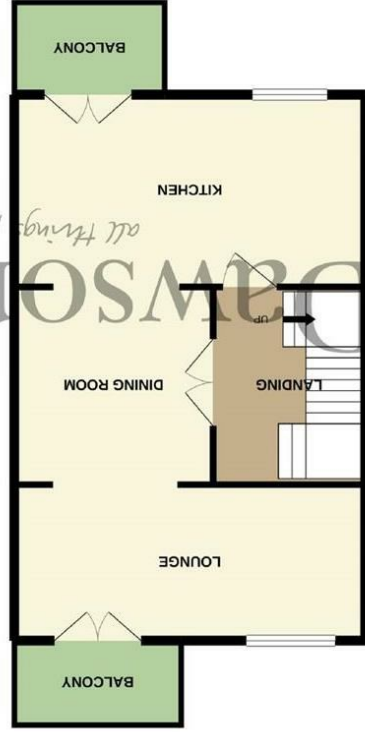
AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA: 2093 sq.ft. (194.5 sq.m.) approx.
 4 BED T/HOUSE



2ND FLOOR
 682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
 684 sq.ft. (63.5 sq.m.) approx.



GROUND FLOOR
 727 sq.ft. (67.5 sq.m.) approx.

FLOOR PLAN



57 St Catherines Court
 Marina, Swansea, SA1 1SD
 Reduced To £329,950



GENERAL INFORMATION

A stylish townhouse which offers spacious and flexible accommodation over three storeys. The property has been tastefully decorated throughout and is walking distance from Swansea Marina and the beach. Accommodation comprises entrance hallway, utility room, shower room and bedroom four /sitting room to the ground floor. To the first floor there is a lounge with sit out balcony, dining room and modern fitted kitchen with a further balcony. The second floor houses three bedrooms and a modern fitted bathroom - master bedroom benefiting from a decked balcony and en-suite shower room. Other benefits include an integral garage with electric door and parking for 2 cars. Viewing is highly recommended to appreciate this immaculate property.

FULL DESCRIPTION

Mid link townhouse. Entrance via a glazed door with glazed side panel to:

HALLWAY

Gas central heating radiator. Alarm. Cupboard housing consumer unit and shelf. Under stairs cupboard. Solid oak wood flooring. Door to integral garage. Stairs to first floor.

SHOWER ROOM

White suite comprising W. C., pedestal wash hand basin with half height tiling behind and step in shower. Shaver point. Gas central heating radiator.

BEDROOM FOUR

14'6" x 8'4" max (4.42 x 2.54 max)

Double glazed window with views to the rear. Gas central heating radiator. T. V point. Solid oak wood flooring.

UTILITY ROOM

10'6" x 8'2" (3.20 x 2.49)

"Cappuccino" high gloss base unit with black work top. Space for washing machine and tumble dryer. Stainless steel sink with drainer and mixer tap. Cupboard housing the boiler. Solid oak wood flooring. Door leading to a composite decked terrace with railings, gate and views over the Green.

FIRST FLOOR

Stairs to second floor. Doors leading to the lounge, dining area and kitchen.



LOUNGE

17'0" x 10'6" (5.18 x 3.20)

Double glazed window and french doors leading to a composite decked balcony with views over the Green. Gas central heating radiator. T. V and telephone points. Electric wall mounted feature fire.

Archway to:

DINING AREA

11'3" max x 10'9" max (3.43 max x 3.28 max)

Gas central heating radiator. Double doors leading to the first floor landing.

Archway to:

KITCHEN

18'7" max x 9'8" max (5.66 max x 2.95 max)

Range of "cappuccino" high gloss wall, base and drawer units with a black work top. One and half bowl sink with drainer and mixer tap. Double glazed window to the front. Stainless steel double oven. Four ring ceramic hob with stainless steel splash back and stainless steel chimney hood extractor fan. Space for dishwasher. Black tiled floor. Double glazed french door leading to a composite decked sit out balcony with a remote control sun canopy and views of the courtyard.

SECOND FLOOR

MASTER BEDROOM

17'5" x 10'6" (5.31 x 3.20)

Double glazed windows and french door leading to a composite decked sit out balcony with views over the Green. Vaulted ceilings with wall lights. Fitted triple wardrobes with sliding mirrored doors and fitted shelving unit. Gas central heating radiator. T. V and telephone points.

Door to:

ENSUITE

White suite comprising W. C., and pedestal wash hand basin with half height tiling behind and step in shower. Shaver point. Tile floor. Gas central heating radiator.

BATHROOM

White suite comprising W. C., pedestal wash hand basin with feature tiled wall behind. Side panel bath with hand held shower and wall mounted mirror and tiling above.. Tiled floor. Gas central heating radiator. Shaver point.

BEDROOM TWO

10'6" x 9'5" (3.20 x 2.87)

Double glazed window with courtyard views. T. V and telephone points. Gas central heating radiator.

BEDROOM THREE

10'7" x 8'8" (3.23 x 2.64)

Double glazed window with courtyard views. T. V and telephone points. Gas central heating radiator.

EXTERNAL

Parking for two cars to the front leading to an integral garage with up and over electric door and power and light.

The vendor has informed us that he pays £800.00 approx for the upkeep of communal areas and water.

