



60 St Catherines Court, Maritime Quarter, Swansea, SA1 1SD
£350,000

A well presented end link townhouse situated in the heart of the Maritime Quarter and within walking distance to the seafront and Marina. The ground floor comprises bedroom four/sitting room, shower room, integral garage and utility leading to a sit out decked terrace. First floor offers a stylish modern kitchen breakfast room with sit out balcony, dining area and lounge with a further sit out balcony. The second floor comprises master bedroom with sit out balcony and en suite, family bathroom, bedroom two and three, currently used as a study. Other features include gas central heating, double glazing and driveway with parking for two cars leading to the garage. Viewing is highly recommended to appreciate the high standard of this property.

£350,000



ENTRANCE

Driveway leading to a modern, part glazed door.

HALLWAY

Double glazed window to side. Cupboard housing consumer unit. Under stairs cupboard. Door to integral garage. Telephone point. Stairs to first floor.

UTILITY 10'6 x 7' 6 (3.20m x 2.13m 0.15m)

Double glazed frosted door leading to a decked terrace with railings and gate leading onto Fishermans Way and the Green. Stainless steel sink with drainer and mixer tap. Space for washing machine and tumble dryer. Door to cupboard housing boiler.

BEDROOM FOUR/ SITTING ROOM 14'6 x 8'5 (4.42m x 2.57m)

Double glazed window with views of the Green. Gas central heating radiator. Gas central heating radiator. T. V and telephone point.

SHOWER ROOM

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

LANDING

Gas central heating radiator. Stairs to second floor.

KITCHEN BREAKFAST ROOM 16'6 x 9'9 (5.03m x 2.97m)

Range of wood effect, frosted wall, base and drawer units with black work top and complimentary breakfast bar. Stainless steel one and half bowl sink with drainer and mixer tap. Stainless steel double eye level oven with integrated grill. Four ring electric hob with stainless steel splash back and stainless steel chimney hood extractor fan. Double glazed window with courtyard view. Double glazed french door leading to a sit out decked balcony with courtyard view. Gas central heating. Archway to;

DINING AREA 11'2 x 9'5 (3.40m x 2.87m)

Gas central heating radiator. Double doors leading to landing. Archway to;

LOUNGE 16'6 x 10'6 (5.03m x 3.20m)

Double glazed window to side and rear. Double glazed french door leading to a sit out decked balcony with views of the Green and Fishermans Way. Gas central heating radiator. T. V and telephone points.

LANDING

Loft access.

MASTER BEDROOM 16'6 x 10'8 (5.03m x 3.25m)

Double glazed windows to rear and side. Double glazed french doors leading to a sit out decked balcony with views of the Green. T. V point. Gas central heating radiator. Door to;

ENSUITE

White suite comprising W. C, pedestal wash hand basin and step in shower. Full tiled walls. Shaver point. Gas central heating radiator.

BEDROOM TWO 11'0 x 9'6 (3.35m x 2.90m)

Double glazed window with courtyard view. Gas central heating radiator. T. V and telephone point.

BEDROOM THREE/ STUDY 10'8 X 6'7 (3.25m X 2.01m)

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

EXTERNAL

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

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

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: Tbc

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 653100

