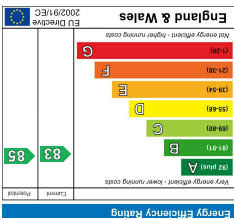
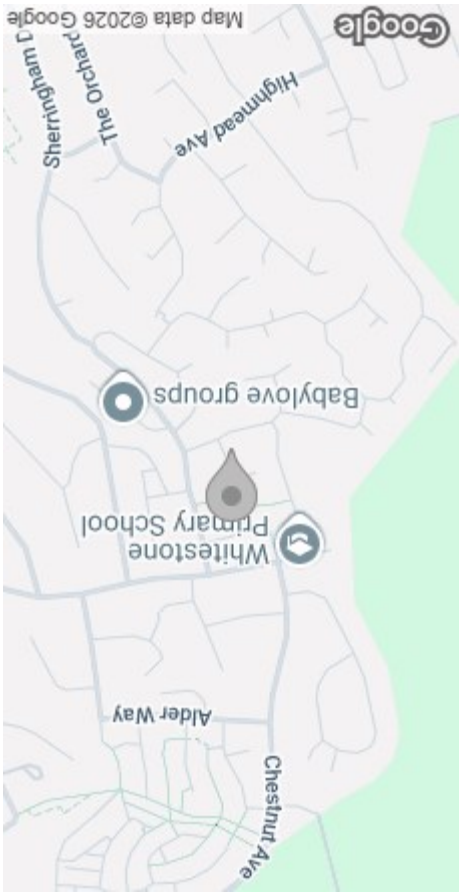


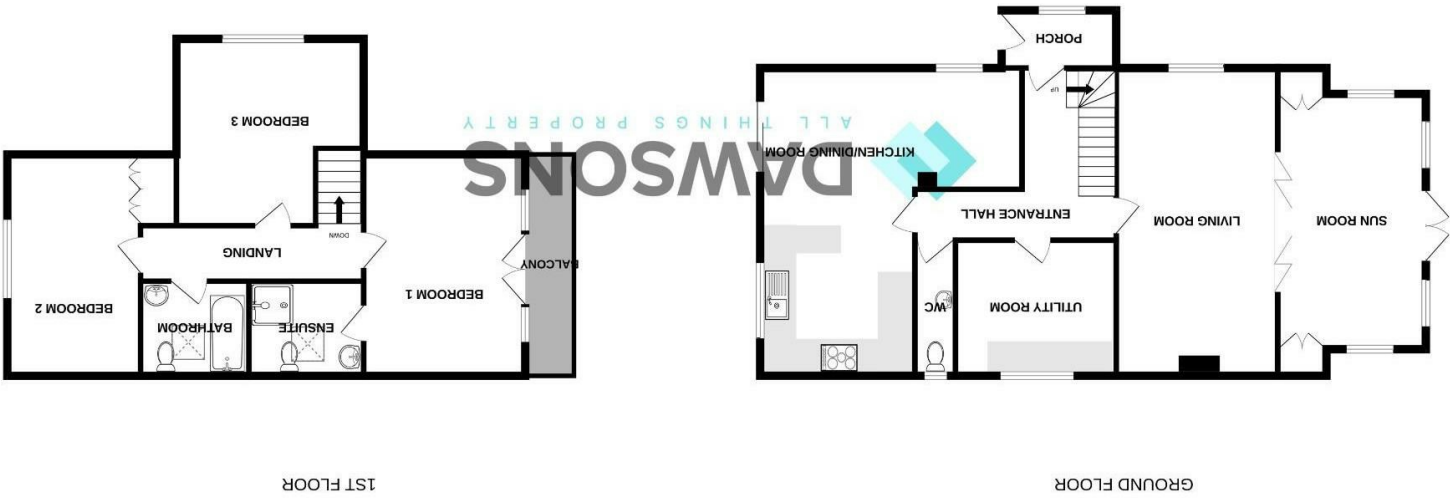
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



1 Fulmar Close
West Cross, Swansea, SA3 5RD
Offers Over £450,000

3 Bedrooms, 1 Bathroom, 2 Living Areas, B

GENERAL INFORMATION

Situated within a quiet and highly desirable cul-de-sac, this attractive detached family home enjoys an enviable position just a short walk from local amenities, regular bus routes and excellent local facilities. The popular village of Mumbles, renowned for its boutique shops, vibrant bars, restaurants and picturesque seafront promenade, is also within easy reach. A selection of stunning local beaches and scenic cliff-top walks can be readily accessed, making this an ideal home for those seeking both convenience and a coastal lifestyle.

The well-presented accommodation is thoughtfully arranged and briefly comprises an entrance porch leading into a welcoming hallway with staircase to the first floor and doors to the principal rooms. At the heart of the home is a spacious L-shaped open-plan fitted kitchen and dining area, creating an excellent space for both everyday family living and entertaining, with sliding doors opening to the front aspect. Further ground floor accommodation includes a convenient WC, utility room and a generous living room which flows seamlessly into the bright and airy sun room, enjoying direct access to the rear garden.

To the first floor, there are three well-proportioned bedrooms, including a superb principal bedroom benefitting from en-suite facilities and a Juliette balcony enjoying pleasant views towards Swansea Bay. A modern family bathroom completes the first-floor accommodation.

Externally, the property offers ample off-road parking for several vehicles together with a garage. Surrounding the home are level wrap-around lawned gardens, complemented by attractive decked and patio seating areas, providing excellent spaces for outdoor dining, entertaining and family enjoyment.

An exceptional family home in a prime coastal location, offering spacious and versatile accommodation with easy access to everything the beautiful Mumbles area has to offer.

FULL DESCRIPTION

- Porch
- Entrance Hall
- Living Room
21'8 x 11'5 (6.60m x 3.48m)
- Sun Room
18' x 10'5 (5.49m x 3.18m)
- Utility Room
11'4 x 9'7 (3.45m x 2.92m)
- WC
- Kitchen / Dining Room
21'8 x 18'5 (6.60m x 5.61m)
- Stairs To First Floor
- Landing



Bedroom 1
15'7 x 11'4 (4.75m x 3.45m)

Balcony
15'7 x 3'5 (4.75m x 1.04m)

Ensuite

Bedroom 2
15'7 x 9'5 (4.75m x 2.87m)

Bedroom 3
13'2 x 13'2 (4.01m x 4.01m)

Bathroom

Parking
Off road parking is available via the driveway.

Tenure
Freehold

Council Tax Band
E

EPC - B

Services
Mains gas, electric, water & drainage. there is a water meter.
Broadband - The current supplier is Virgin. The broadband type is ADSL.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Virgin. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

