



28 Fullers Row, Swansea, SA1 6YW

Asking Price: £199,950

- Beautifully Presented End Of Terrace Property
- Three Bedrooms And Three Reception Rooms
- Secure Off Road Parking And Attractive Gardens
- Elevated Position With Panoramic Views Across Swansea
- Attic Style Room With Potential To Develop Further
- Being Sold With No Forward Chain



Entrance Side

Entered via double glazed side door giving access to:-

Lounge

5.05m x 3.70m (16' 7" x 12' 2") T

This light and airy lounge offers a warm and welcoming first impression. Beautifully presented, the room features attractive light oak-effect laminate flooring, inset spotlights, and an elegant ornate marble fireplace with a matching hearth, creating a stylish focal point. A double-glazed window to the side aspect allows plenty of natural light to fill the space, while the staircase provides access to the first floor and benefits from a useful under stairs storage cupboard. Double doors lead seamlessly into the dining room, offering an ideal layout for both everyday family living and entertaining.

Dining Room

5.14m x 3.50m (16' 10" x 11' 6")

The dining room features continued light oak-effect laminate flooring and a charming wooden bar, creating a welcoming space that's perfect for both everyday dining and entertaining. Double glazed windows to the front and side flood the room with natural light while showcasing far-reaching open views across Swansea and the surrounding area.

Kitchen

2.90m x 2.51m (9' 6" x 8' 3")

An extremely well-presented, contemporary fitted kitchen featuring a comprehensive range of matching high-gloss white base and wall units with chrome handles, complemented by wood-effect roll-top work surfaces providing ample preparation space. The kitchen incorporates a single-drainer stainless steel sink unit with a chrome mixer tap, part-tiled walls, and attractive laminate flooring. A breakfast bar offers an ideal space for casual dining.

Integrated appliances include a fan-assisted electric oven with grill, a four-ring induction hob with a sleek black glass extractor hood above. There is space for a free-standing fridge/freezer, plumbing for an automatic washing machine, inset ceiling spotlights, and an open-plan layout leading seamlessly into the conservatory.

Conservatory

2.61m x 2.52m (8' 7" x 8' 3")

The conservatory is a wonderful addition to the home, offering a light and airy living space that seamlessly connects the indoors with the garden. Constructed upon a brick plinth with double glazed windows and a strengthened polycarbonate roof, it provides a bright yet comfortable environment to enjoy throughout the year. A double glazed stable door opens directly onto the rear garden, creating the perfect setting for relaxing, entertaining, or simply taking in the outdoor views.

First Floor Landing

With attic hatch, built in airing cupboard space housing boiler supplying domestic hot water and gas central heating and doors to:-

Master Bedroom

3.89m x 2.85m (12' 9" x 9' 4")

A generously proportioned principal bedroom, beautifully presented and filled with natural light from dual-aspect windows to the front and side, enjoying fabulous uninterrupted views across the city, creating a stunning backdrop both day and night. Contemporary chrome spotlights complete the stylish finish.

Bedroom Two

3.28m x 3.28m (10' 9" x 10' 9")

With double glazed window to side aspect giving open aspect views, fitted shelves to recess and spot lighting.

Bedroom Three

3.97m x 2.01m (13' 0" x 6' 7")

With fitted shelf to recess and double glazed window to front aspect giving stunning views over the Swansea City Center.

Family Bathroom

2.65m x 2.34m (8' 8" x 7' 8")

The bathroom is fitted with a contemporary three-piece suite in crisp white, comprising a tiled panelled bath with an electric shower over and a modesty curtain rail, a wash hand basin with a white wall-mounted mirrored cabinet above, and a low-level W.C. Finished with fully tiled walls and a ceramic tiled floor, the space is both practical and easy to maintain. Additional features include a white heated towel rail, inset spotlights, an extractor fan, and a double-glazed frosted window to the side aspect, providing natural light while maintaining privacy.



Attic Style Room

5.01m x 4.93m (16' 5" x 16' 2")

Accessed from the first-floor landing via a drop-down loft hatch and folding wooden ladder, this spacious and light-filled attic room offers fantastic versatility and exciting future potential. Benefiting from a window to the front aspect, the room is ideal for a variety of uses, including a hobby room, playroom, home office or generous storage space.

For those looking to maximise the property's accommodation, the attic also presents excellent scope for further development into an additional bedroom, sitting room or other living space, subject to obtaining the necessary planning permissions and building regulations approval.

External

To the front of the property, a secure off-road parking space for one vehicle is accessed via steel folding gates and benefits from a convenient external double power socket. A short flight of steps leads to the entrance, where a garden gate opens into a beautifully maintained front garden. Predominantly laid to lawn, the garden is complemented by an attractive wooden pergola, stylish Cotswold stone chippings, and a useful garden shed, providing excellent outdoor storage. An external PIR-activated floodlight enhances both security and convenience, while the garden is enclosed by a combination of stone wall and fenced boundaries, offering privacy and peace of mind.

A pathway leads to the front of the home, with further Cotswold stone chippings enhancing the property's kerb appeal. One of the standout features is the breathtaking, uninterrupted panoramic views across Swansea city centre and the surrounding landscape, providing an exceptional backdrop that can be enjoyed and appreciated throughout the year.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.

Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications).

Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

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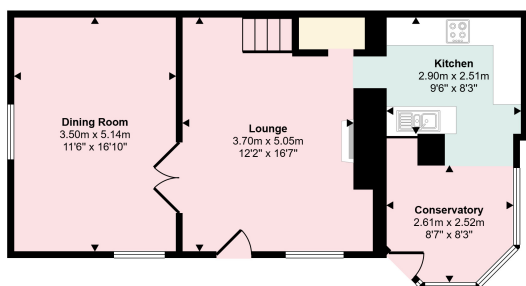
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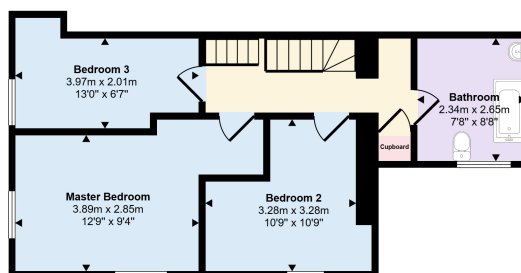
We deliver on Service ...

Approx Gross Internal Area
129 sq m / 1392 sq ft



Ground Floor
Approx 56 sq m / 607 sq ft

Denotes head height below 1.5m



First Floor
Approx 48 sq m / 518 sq ft



Second Floor
Approx 25 sq m / 266 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	86
	EU Directive 2002/91/EC	

