



14 Fulmar Close, West Cross, SA3 5RD
Asking Price **£259,950**

An opportunity to purchase a three bedroom semi detached home located within a quiet cul de sac in West Cross. Within walking distance to all the area has to offer including local shops, surgery, schools and bus routes, as well as being just a short drive from the bustling seaside village of Mumbles. The accommodation itself briefly comprises: entrance hallway, kitchen, lounge, sitting room and study/dining room. To the first floor are three bedrooms and a bathroom. Externally is a gated driveway parking for two vehicles leading to a garage along with a garden and patio seating area. To the rear is a level and enclosed garden with seating area. Viewing is recommended. EPC -

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Entrance

Enter via double glazed front door into:

Hallway

Tiled flooring. Stairs to first floor. Rooms off.

Kitchen/Breakfast Room 16' x 8'02 (4.88m x 2.49m)

Fitted with a range of base units with work surfaces over. Stainless steel double sink with drainer unit and mixer tap over. Space for electric cooker. Fully tiled walls and flooring. Double glazed windows to side and rear. Double glazed door to side.

Lounge 16'08 x 11'11 (5.08m x 3.63m)

Double glazed window to front. Electric wall mounted heater. Electric fire with feature surround. Tiled flooring.

Sitting Room 13'11 x 11'11 (4.24m x 3.63m)

French doors leading to garden. Tiled flooring. Electric fire with wood surround and marble effect hearth. Electric wall mounted heater.

Dining Room/Study 8'09 x 11' (2.67m x 3.35m)

Double glazed window to rear. Electric wall mounted heater. Tiled flooring.

First Floor

Landing

Double glazed window to side. Access to loft space. Airing cupboard. Rooms off.

Bathroom

Fitted with a three piece suite comprising wash hand basin, wc and walk in shower cubicle with electric shower suitable for restricted mobility. Tiled walls and flooring. Wall mounted electric radiator. Coving to ceiling.

Bedroom One 14'07 x 11'03 (4.45m x 3.43m)

Double glazed window to front. Built in cupboard with shelving. Access to eaves storage.

Bedroom Two 11'10 x 11'02 (3.61m x 3.40m)

Double glazed window to rear.

Bedroom Three 7'10 x 9'01 (2.39m x 2.77m)

Double glazed window to rear.

External

Front

Gated driveway providing parking for two vehicles leading to garage. Lawned garden area bordered with various flowers, trees and shrubs. Patio seating area.

Rear

Level and enclosed garden laid to lawn with pathway providing rear access bordered with various mature flowers, trees and shrubs.

TENURE: Freehold

COUNCIL TAX:

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
TEL: 01792 367301

