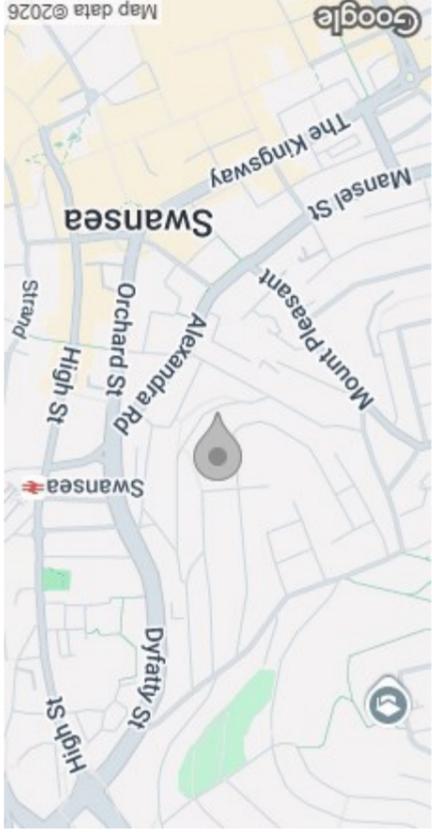


EPC



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.

Whilst Dawsons has been made to ensure the accuracy of the floor plan, it is not a guarantee. The floor plan is for guidance only and should not be relied upon as a guarantee. The floor plan is for guidance only and should not be relied upon as a guarantee. The floor plan is for guidance only and should not be relied upon as a guarantee.



FLOOR PLAN



**13 Fullers Row**  
 Mount Pleasant, Swansea, SA1 6YW  
**Offers Over £90,000**

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## GENERAL INFORMATION

We are delighted to offer for sale this mid-terrace property situated in the popular area of Mount Pleasant, Swansea.

The property comprises an entrance hallway, lounge/dining room, kitchen, inner hallway, and bathroom to the ground floor. To the first floor, there are two double bedrooms, with the main bedroom enjoying attractive views across Swansea.

Externally, the property benefits from a garden to the rear, providing useful outdoor space.

Conveniently positioned close to local amenities, the home offers excellent access to Swansea City Centre, the Swansea.com Stadium, Swansea University, Bay Campus, and Morfa Retail Park. An ideal first-time purchase or investment opportunity, this property offers plenty of potential and is well worth viewing to appreciate what it has to offer.

## FULL DESCRIPTION

### Ground Floor

Entrance

Hallway

Lounge/Dining Room

21'2" x 11'8" (6.47m x 3.57m)

Kitchen

11'11" x 7'6" (3.64m x 2.29m)

Inner Hallway

Bathroom



### First Floor

Landing

Bedroom 1

13'11" x 9'1" (4.25m x 2.79m)

Bedroom 2

10'7" x 9'10" (3.24m x 3.01m)

External

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric  
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

