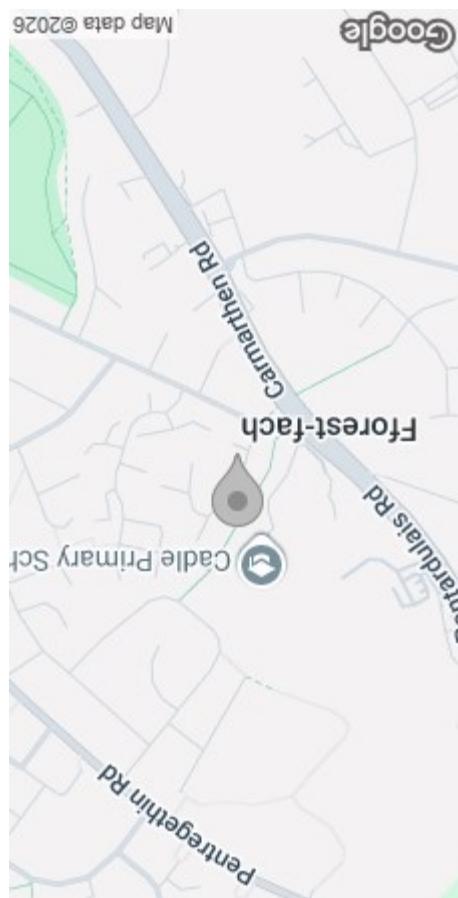


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



FLOOR PLAN



2 Maes-Y-Felin
Ravenhill, Swansea, SA5 5DW
Offers Over £125,000



GENERAL INFORMATION

We are delighted to offer for sale this end-of-terrace property, conveniently located in the popular area of Ravenhill, Swansea.

The accommodation comprises an entrance hallway, lounge, and fitted kitchen to the ground floor. To the first floor, the property offers two double bedrooms and a bathroom, making it an ideal choice for first-time buyers or investors.

Externally, the property benefits from a front garden, off-road parking to the side, two allocated parking spaces, and a rear garden providing useful outdoor space.

The property offers owned solar panels installed operating on a feed in tariff resulting in the home being energy efficient.

Superbly situated close to Fforestfach Retail Park, the property also enjoys excellent transport links to the M4 motorway via Junction 47, as well as easy access to local schools and Swansea City Centre.

Viewing is highly recommended to fully appreciate the location and potential this property has to offer.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

11'5" x 11'5" (3.5m x 3.5m)

Newly Fitted Modern Kitchen

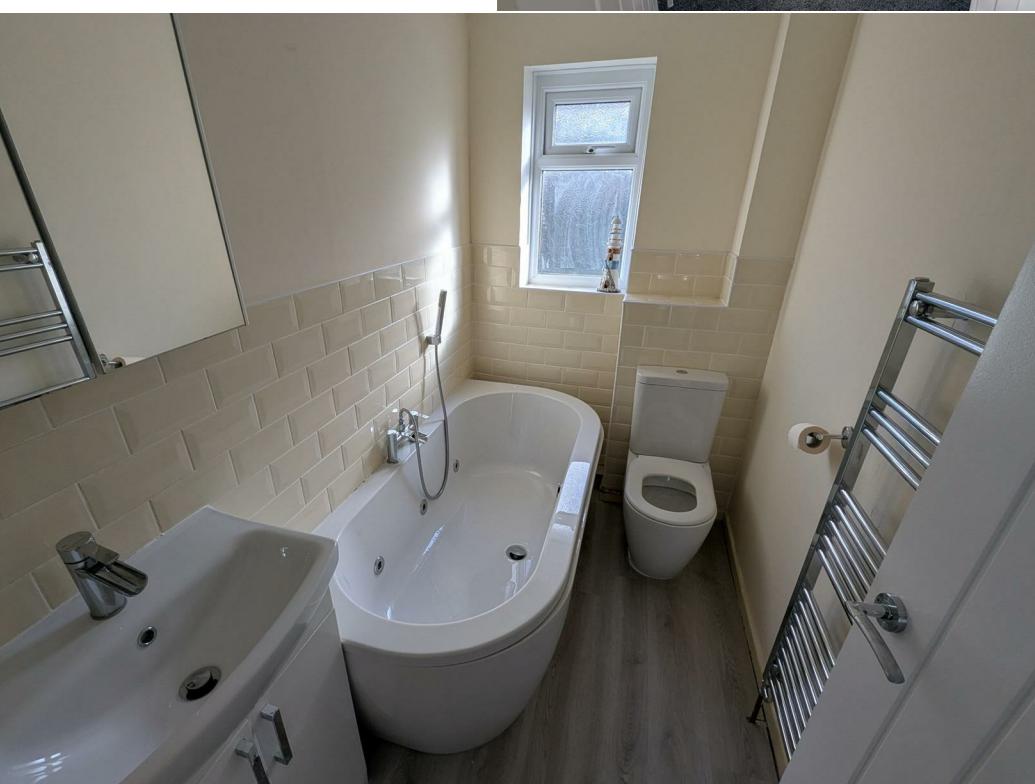
11'5" x 10'9" (3.5m x 3.3m)

First Floor

Landing

Bedroom 1

11'9" x 11'5" (3.6m x 3.5m)



Bedroom 2
11'1" x 6'6" (3.4m x 2.0m)

Bathroom

External

Front Garden with Off Road Parking to Side

Two Allocated Parking Spaces

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-B

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.

N.B

Please note this property does have solar panels installed operating on a feed in tariff resulting in the home being energy efficient.
The solar panels are owned outright.

N.B
The vendor has informed us of the following:

Newly Fitted Kitchen with built in appliances (oven, hob, fridge/freezer) all unused
Recently installed gas boiler and radiators throughout
New carpets throughout

