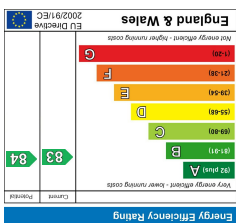


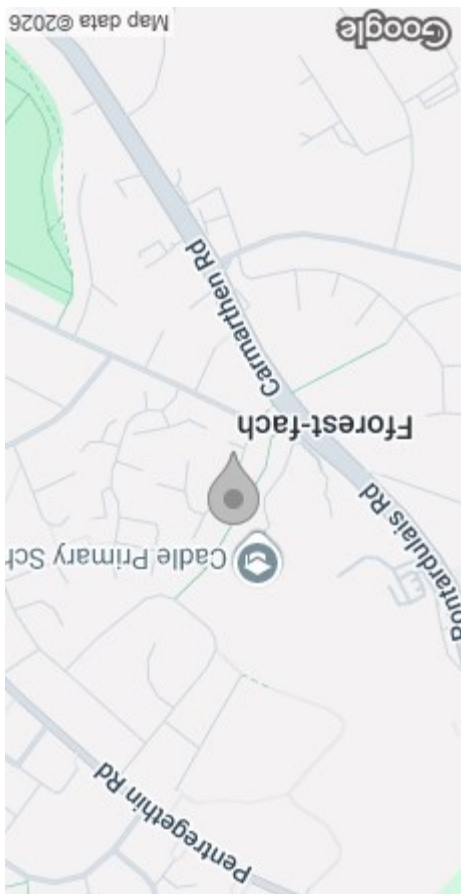


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

