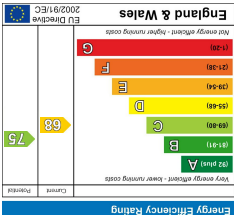
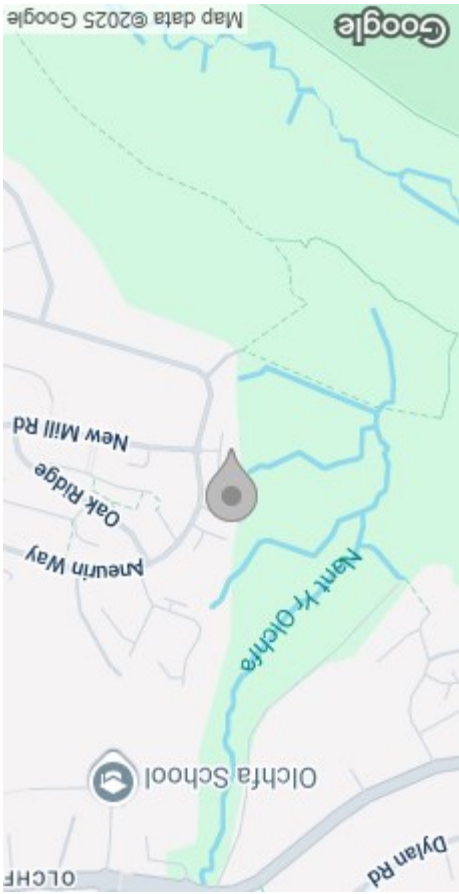


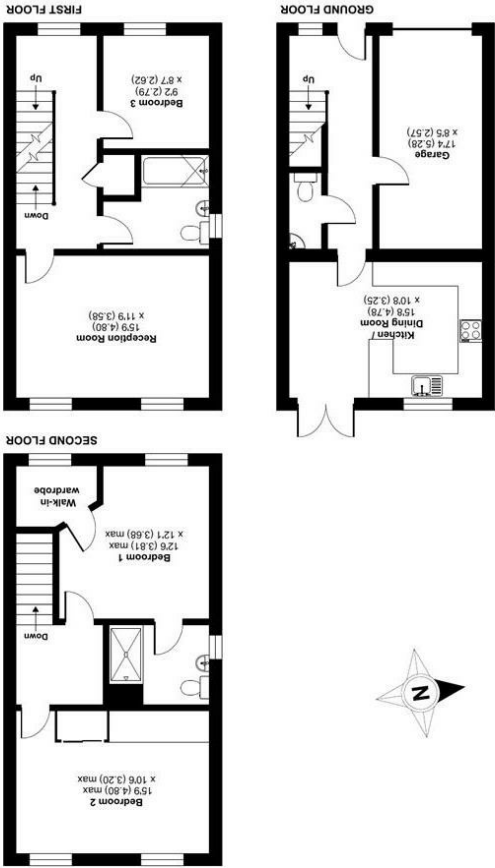
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



Parc Y Felin, Sketty, Swansea, SA2

FLOOR PLAN



6 Parc Y Felin
Sketty, Swansea, SA2 8BN
Offers Over £330,000

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GENERAL INFORMATION

This modern three-bedroom townhouse is located in a popular residential area of Sketty, offering stylish and comfortable family living across three spacious floors.

The ground floor features an entrance hall, cloakroom, and a bright open-plan kitchen/dining room with doors leading out to the garden — perfect for everyday living and entertaining. There’s also an integral garage providing convenient storage or parking.

On the first floor, you’ll find a spacious lounge, a contemporary family bathroom, and a third bedroom. The top floor offers two generous double bedrooms, including a main bedroom complete with a walk-in wardrobe and ensuite shower room.

Outside, the property boasts a low-maintenance rear garden with a patio area ideal for relaxing or hosting guests, along with driveway parking at the front.

Situated in a highly desirable location, this property is close to excellent schools, Singleton Park and Hospital, Swansea University, and the stunning Swansea Bay seafront — making it an ideal choice for families or professionals looking to settle in a welcoming community.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

INTEGRAL GARAGE

17'3" x 8'5" (5.28 x 2.57)

CLOAKROOM

KITCHEN/DINING ROOM

15'8" x 10'7" (4.78 x 3.25)

FIRST FLOOR

LANDING

RECEPTION ROOM

15'8" x 11'8" (4.80 x 3.58)

FAMILY BATHROOM



BEDROOM 3
9'1" x 8'7" (2.79 x 2.62)

SECOND FLOOR

LANDING

BEDROOM 1
12'5" max x 12'0" max (3.81 max x 3.68 max)
WITH WALK-IN WARDROBE

ENSUITE SHOWER ROOM

BEDROOM 2
15'8" max x 10'5" max (4.80 max x 3.20 max)

EXTERNAL
Low maintenance rear garden with patio area.

PARKING
Driveway parking to front

TENURE
Freehold

EPC
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COUNCIL TAX
E

SERVICES
Mains gas, electric, water (billed) & drainage.

There is currently broadband available at the property via BT, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier O2. Please refer to Ofcom checker for further information.

