



## 29 Maes-Y-Felin, Ravenhill, Swansea, SA5 5DW

**£125,000**

Offered for sale with no chain, this two bedroom end of terrace home is well placed for Fforestfach Retail Park, the M4 and the city centre, with local schools, parks and everyday amenities close at hand.

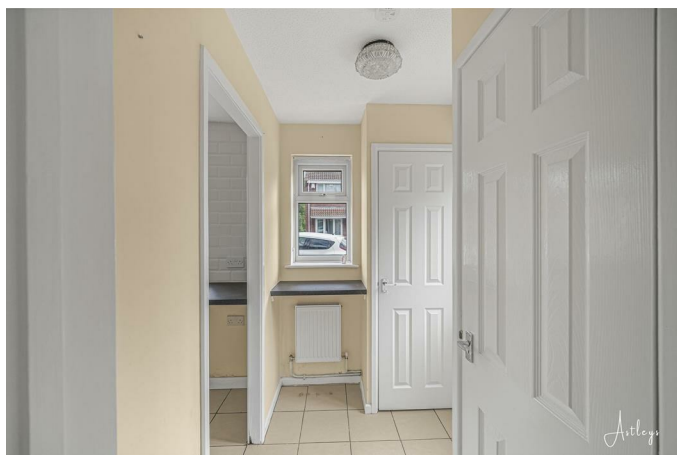
The accommodation includes an entrance hall, a living/dining room and a kitchen on the ground floor. Upstairs there are two bedrooms and a bathroom.

Outside, a driveway to the side provides off road parking, while the enclosed rear garden offers a patio and a generous lawn, creating a pleasant space to relax or entertain.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered through the front door, a double glazed window to the front aspect. There are two storage cupboards, one of which houses the boiler, tiled flooring and a radiator.

#### Lounge/Dining Room 12'2" x 15'7" (3.70m x 4.76m)



Double glazed window to side, sliding door leading to the garden, fitted carpet, radiator.



#### Kitchen 6'9" x 7'0" (2.06m x 2.14m)



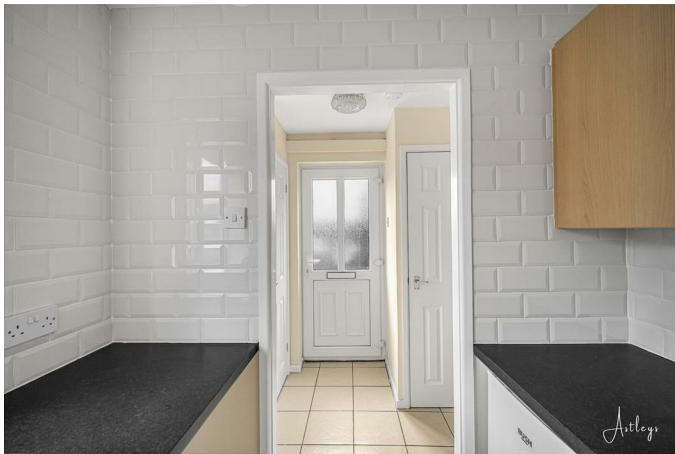
The kitchen is fitted with a range of matching wall and base units, complemented by worktop space over. It features a one-and-a-half bowl stainless steel sink and includes plumbing for a washing machine, along with space for a fridge and freezer. There is an electric oven with a four-ring gas hob, a double-glazed window to the front and tiled flooring.



**Bedroom 1 12'7" x 7'6" (3.84m x 2.28m)**

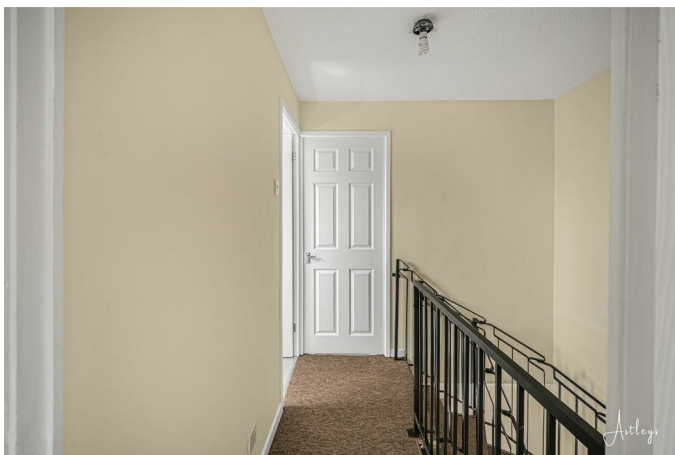


Double glazed window to front, two storage cupboard, fitted carpet, radiator.



**First Floor**

**Landing**



Fitted carpet.

### Bedroom 2 12'7" x 7'9" (3.84m x 2.36m)



Double glazed window to rear, fitted carpet, radiator.

### Bathroom



The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Vinyl flooring, a radiator and frosted double-glazed window to the side.

### External



To the side of the property there is a driveway providing off-road parking.

To the rear, the property benefits from an enclosed garden featuring a patio area and a generously sized lawn, ideal for outdoor relaxation and entertaining.





Tenure \_ Freehold  
Council Tax Band - B  
Parking - Driveway  
Services - Services - Mains electric. Mains sewerage.  
Mains Gas. Mains Water.  
Mobile coverage - EE Vodafone Three O2  
Broadband - Standard - 23 Mbps Superfast 64 Mbps  
Ultrafast 1800 Mbps  
Satellite / Fibre TV Availability - BT Sky Virgin

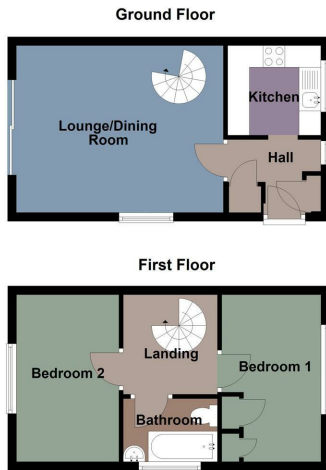


### Aerial Images



### Agents Note

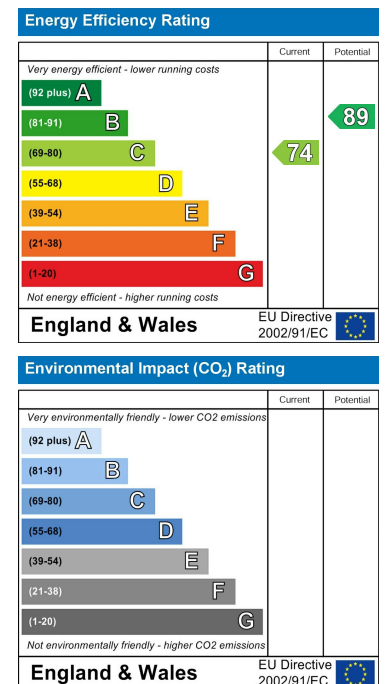
## Floor Plan



## Area Map



## Energy Efficiency Graph



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