



## 109 Heol Frank, Penlan, Swansea, SA5 7AH

**£70,000**

NOTICE OF OFFER: 109 Heol Frank, Penlan, Swansea, SA5 7AH. We advise that an offer has been made for the above property in the sum of £62,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

A chain free three bedroom ground floor flat offered for sale. The property is conveniently located close to local amenities, schools, shops and provides good transport links to Swansea City Centre, Morfa Retail Park and M4. The accommodation comprises of a living/dining room, kitchen, three bedrooms and a bathroom. There is a communal garden which has a patio area and lawned garden.

## The Accommodation Comprises

### Ground Floor

#### Kitchen 4'9" x 16'6" (1.44m x 5.02m)



Entered via front door, fitted with a range of wall and base units with worktop over, single bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer and cooker. Double glazed window to side, tiled flooring, radiator.

#### Lounge/Dining Room 13'3" x 6'7" (4.04m x 2.00m)



Fireplace with brick surround, storage cupboard. Two double glazed windows to rear, fitted carpet, radiator.

### Hall

Fitted carpet.

#### Bedroom 1 9'10" x 12'4" (3.00m x 3.76m)



Double glazed window to rear, fitted carpet, radiator.

#### Bedroom 2 8'2" x 9'1" (2.49m x 2.76m)



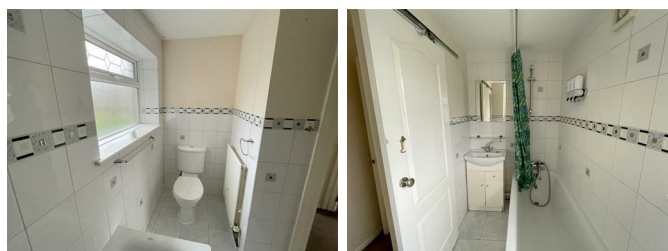
Double glazed window to front, fitted carpet, radiator.

#### Bedroom 3 9'10" x 7'1" (3.00m x 2.16m)



Double glazed window to rear, fitted carpet, radiator.

### Bathroom



Fitted three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled walls, tiled flooring, radiator.

### External

There is a communal garden which has a patio area and lawned garden.

### Tenure

Leasehold 125 years from 25/3/1998 to 25/3/2123  
Council Tax - A (2022/2023 - £1188.29 MIN)

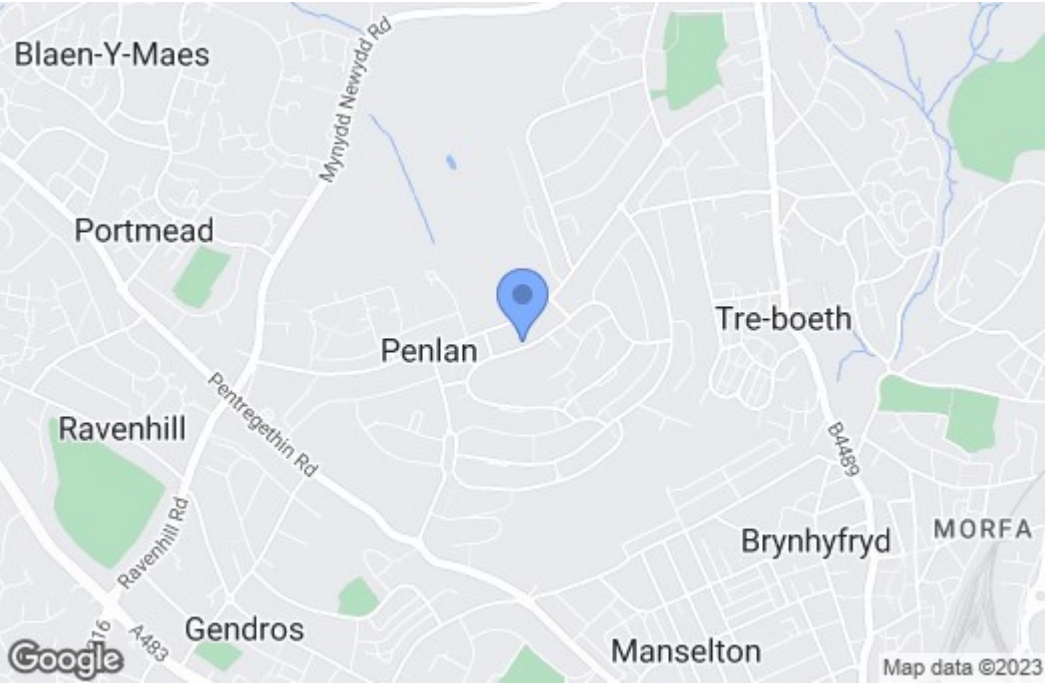
### Agent Notes



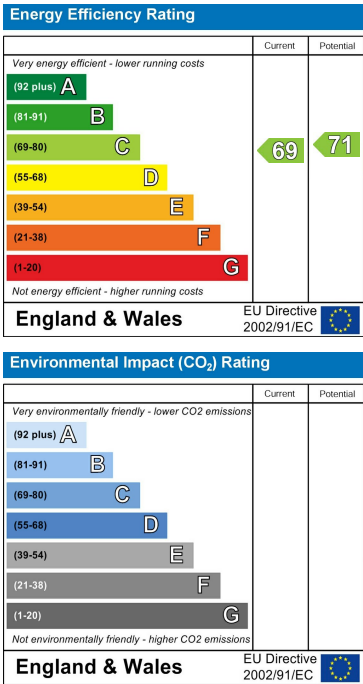
Floor Plan



Area Map



Energy Efficiency Graph



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