



239 Penlan Crescent, Uplands, Swansea, SA2 0RH

£90,000

Offered with no onward chain, this two-bedroom ground floor flat presents an excellent investment opportunity in the ever-popular Uplands. Situated within easy reach of Swansea City Centre and the lively Uplands Quarter, the property is ideally its proximity to local shops, bars, restaurants, amenities, and reputable schools.

The accommodation includes a communal hall with intercom entry system, entrance hall, lounge/dining room, kitchen, two double bedrooms, and a bathroom. Benefitting from gas central heating and double glazing, the flat would now benefit from updating and is a well-located project with clear potential for enhancement.

The Accommodation Comprises

Communal Hall

Entered via security entry door with buzzer.

Hallway



Entered via front door, laminate flooring, radiator.

Living Room 10'4" x 18'5" (3.14m x 5.61m)



Double glazed window to front, laminate flooring, radiator.

Kitchen 7'10" x 8'1" (2.40m x 2.47m)



The kitchen offers good potential and is fitted with a range of base and eye-level units with worktop space over. It includes a 1+1/2 bowl stainless steel sink, plumbing for a washing machine and space for a cooker. A double-glazed window to the rear, vinyl flooring and a radiator.

Bedroom 1 12'9" x 11'3" (3.88m x 3.43m)



Double glazed window to rear, laminate flooring, radiator.

Bedroom 2 10'4" x 6'8" (3.14m x 2.04m)

Double glazed window to front, laminate flooring, radiator.

Bathroom



A three piece bathroom suite comprising a bath with shower over, wash hand basin and WC. A frosted double glazed window to the rear, vinyl flooring and a radiator.

External

Aerial Images



Agents Note

Tenure - Leasehold 87 years left

Service charge from April 2026 £430.00 per year

Ground rent £120.00 per year

Council Tax Band - C

Parking - On Street

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 4 Mbps Superfast - 48 Mbps

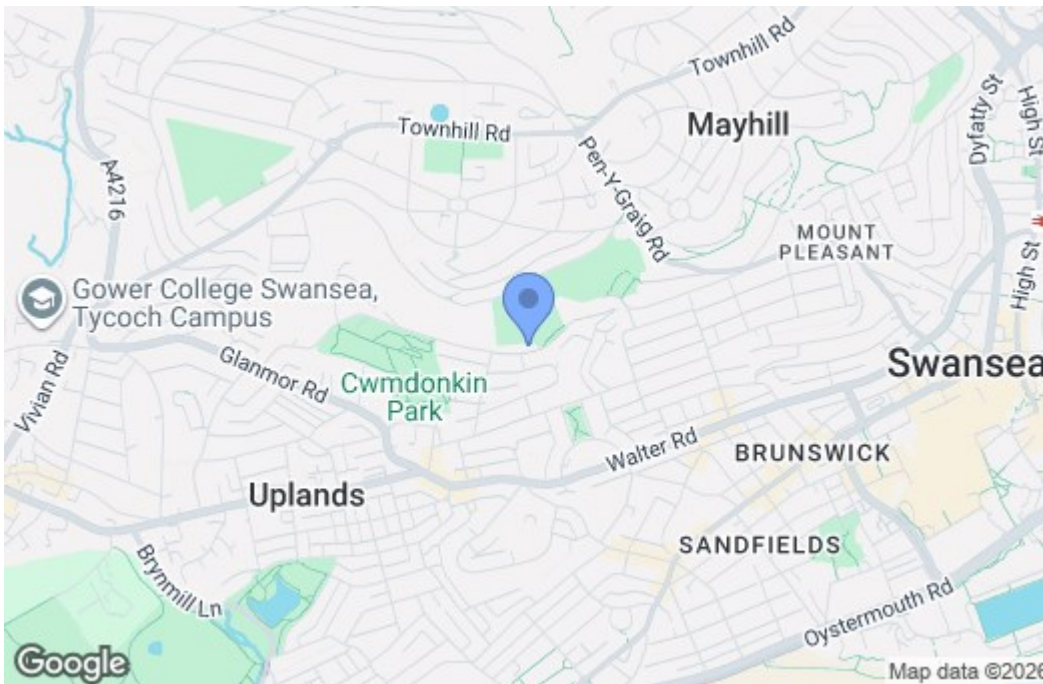
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

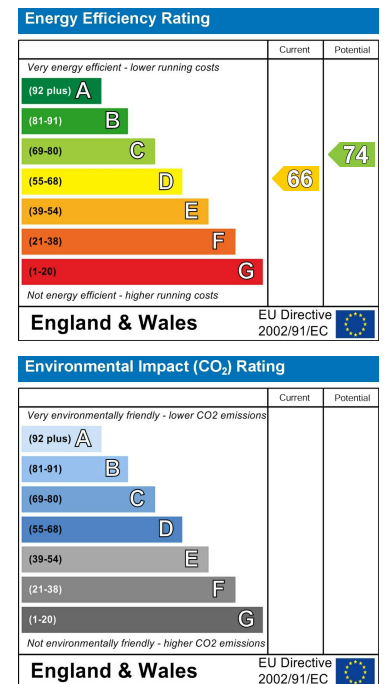
Floor Plan



Area Map



Energy Efficiency Graph



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