



# Heol Frank, Penlan Swansea

**£70,000**

- Three Bedroom Ground Floor Flat
- Council Tax: A / EPC: C
- Excellent Potential for Modernisation
- First Time Buyer or Investor Opportunity
- EPC Rating: C



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## About the property

Located in the residential area of Penlan, this well-proportioned three-bedroom ground floor flat on Heol Frank presents a fantastic opportunity for buyers looking to create a home tailored to their own taste.

The property offers generous accommodation throughout, including a spacious lounge, separate kitchen, and three good-sized bedrooms, providing flexible living space suitable for families, first-time buyers, or investors. A bathroom serves the property.

Positioned on the ground floor, the flat offers excellent accessibility and convenience, making it suitable for a wide range of buyers.

While the property would benefit from modernisation, it provides a solid base with plenty of potential to add value and personalise.



## Accommodation

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.