



2 Sycamore Crescent, Risca, , NP11 6AG
Reduced £161,500

****GOOD SIZE SEMI DETACHED PROPRTY WITH NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this SPACIOUS SEMI DETACHED PROPERTY situated in a very popular location close to Risca Town Centre and local amenities including school, bus route and local train station giving direct access to NEWPORT AND CARDIFF. The property benefits from LIVING ROOM, DINING ROOM/SECOND SITTING ROOM, GOOD SIZE KITCHEN, THREE BEDROOMS AND FIRST FLOOR BATHROOM. Outside benefits from low maintenance front garden and a good size level rear garden. Further benefits include double glazing and gas central heating. this property is being sold with NO ONWARD CHAIN and is one not to be MISSED.

COUNCIL TAX BAND: B
EPC RATING: C.



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, door to:

LIVING ROOM

11'8" to chimney breast x 12'7" (3.57 to chimney breast x 3.85)

Double glazed window to the front, central heating radiator, feature fireplace with electric fire

DINING ROOM

8'11" x 10'2" (2.73 x 3.12)

Double glazed "Patio" doors to the rear, central heating radiator.

KITCHEN

10'2" x 9'6" (3.10 x 2.92)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge/freezer, storage cupboard, central heating radiator, double glazed window to the rear, double glazed door to the side.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, double glazed window to the side, airing cupboard housing combi boiler, doors to:

BEDROOM ONE

11'1" x 10'3" (3.39 x 3.13)

Double glazed window to the front, central heating radiator, storage cupboard/wardrobe.

BEDROOM TWO

10'1" x 10'11" (3.08 x 3.35)

Double glazed window to the rear, central heating radiator, storage cupboard/wardrobe.

BEDROOM THREE

8'2" x 8'4" (2.49 x 2.55)

Double glazed window to the front, central heating radiator.

SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear.

SEPARATE WC

Low level WC, obscure double glazed window to the side.

OUTSIDE

FRONT: Low maintenance front garden with steps leading to front door.

SIDE: Pedestrian access to rear.

REAR: Good size level rear garden with patio and mature shrubs.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

