



18 Sycamore Crescent, Risca, Newport, Gwent NP11 6AG

Guide Price £190,000

**** SPACIOUS MODERN FAMILY HOME** **LEVEL REAR GARDEN** **POPULAR LOCATION****

Nestled in the charming area of Sycamore Crescent, Risca, Newport, this delightful SEMI DETACHED HOUSE presents an excellent opportunity for families and first-time buyers alike. The property boasts THREE BEDROOMS providing ample space for comfortable living.

Upon entering, you will find TWO RECEPTION ROOMS perfect for entertaining guests or enjoying quiet family evenings. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The property also includes a stylish bathroom.

The level rear garden offers a wonderful outdoor area, ideal for children to play or for hosting summer barbecues with friends and family. The location is particularly appealing, situated in a popular neighbourhood that benefits from local amenities and good transport links, making it convenient for commuting and daily errands.

This semi-detached house on Sycamore Crescent is a fantastic find, combining modern living with a welcoming atmosphere in a sought-after area. Do not miss the chance to make this lovely property your new home.

EPC RATING: C
COUNCIL TAX BAND: B



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ENTRANCE

Eter through a double glazed front door with matching side panel

ENTRANCE HALLWAY

Central heating radiator, under stairs storage cupboard, stairs to the first floor, laminate flooring, door to kitchen.

LIVING ROOM

11'8" x 12'7" (3.58 x 3.84)

Double glazed window to the front, feature fireplace, central heating radiator, laminate flooring.

DINING ROOM

10'5" x 8'11" (3.18 x 2.73)

Double glazed patio doors to the rear, central heating radiator, laminate flooring.

KITCHEN

10'1" x 9'6" (3.09 x 2.92)

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

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, loft access, airing cupboard housing combi boiler, doors to:

BEDROOM ONE

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

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

BEDROOM TWO

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

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

BEDROOM THREE

8'4" x 8'2" (2.55 x 2.50)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

7'6" x 7'8" (2.31 x 2.36)

"P" shaped bath with shower over, glass shower screen, vanity wash hand basin a close coupled WC, chrome towel rail, obscure double glazed windows to the side and rear, spot lighting.

OUTSIDE

FRONT: Lawned front garden with steps to front door.

SIDE: Pedestrian access to rear.

REAR: Large patio with step down to level lawn, further garden area beyond , brick built storage shed with power and light

TENURE

We have been advised freehold

