



Sycamore Crescent

Guide Price £210,000 to £220,000

- Two/Three Bedrooms - Walk in Wardrobe
Can Be Converted to Third Bedroom
Upon Request
- Modern Kitchen and Bathroom
- Three Reception Rooms
- Modern Kitchen and Bathroom
- Hot Tub
- Single Garage With Parking to Front and
Rear Available



3 1 3

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01633 746088
team@pinkmove.co.uk



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About the property

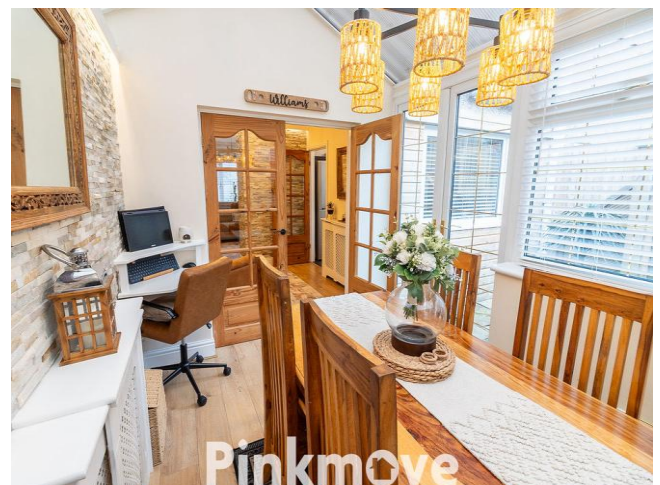
This impressive two/three-bedroom home is situated in the highly sought-after area of Risca, offering excellent access to a wide range of local amenities, including nearby shops and everyday conveniences. The location is particularly appealing for families, with several reputable schools close by. Strong transport links further enhance the appeal, with Risca and Pontymister train station approximately 1 km away and local bus routes within easy walking distance.

The property is entered via a welcoming front porch leading into a traditional hallway, which flows seamlessly into a cosy lounge and dining area, an ideal space for both relaxing and entertaining. From here, there is access to a bright and airy conservatory, offering versatile space for dining or leisure, as well as the modern, well-appointed kitchen, which benefits from generous worktop areas and ample storage.

To the first floor, the master bedroom features a walk-in wardrobe, which was formerly the third bedroom and can be reinstated if required. There is a further spacious double bedroom and a family bathroom complete with both bath and separate shower. Externally, the property boasts an enclosed front garden and a tiered rear garden, which provides access to a single garage. A hot tub, which will remain with the property, adds an attractive bonus. Parking is available to the rear, complemented by additional on-street parking to the front, ensuring convenience for residents and visitors alike.



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Accommodation

Lounge

10' 5" x 12' 7" (3.17m x 3.84m)

Dining Area

7' 10" x 8' 11" (2.39m x 2.72m)

Conservatory

10' 5" x 7' 9" (3.17m x 2.36m)

Kitchen

9' 10" x 9' 7" (3.00m x 2.92m)

Porch

7' 3" x 5' 11" (2.21m x 1.80m)

Garage

16' 10" x 10' 11" (5.13m x 3.33m)

Bedroom 1

9' 10" x 18' 1" (3.00m x 5.51m)

Max Measurements

Walk-In Wardrobe

6' 11" x 10' 6" (2.11m x 3.20m)

Max Measurements

Bedroom 2

10' 8" x 18' 1" (3.25m x 5.51m)

Max Measurements

Bathroom

5' 5" x 10' 7" (1.65m x 3.23m)

Agent Note:

The property is of non- traditional cast insitu concrete (Laing Easi Form) construction please seek confirmation of lending ability and liaise with your conveyancer

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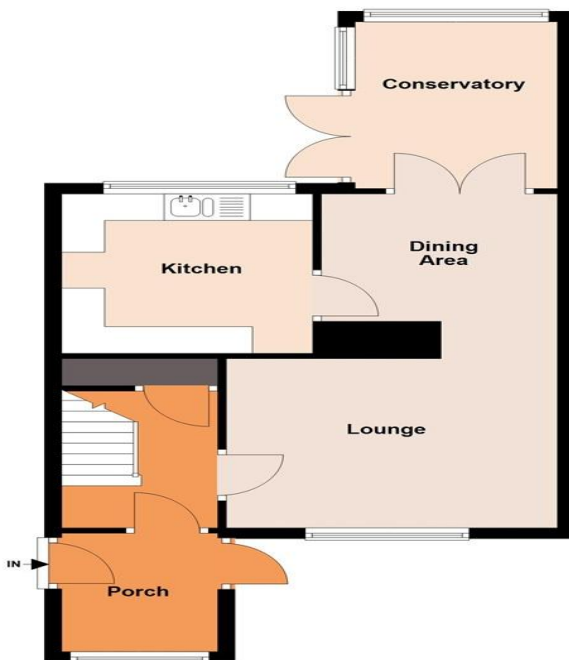
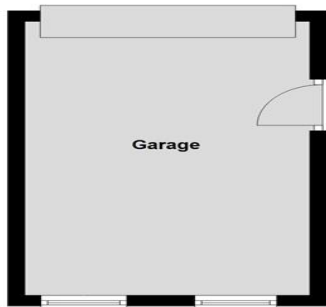
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Floorplan

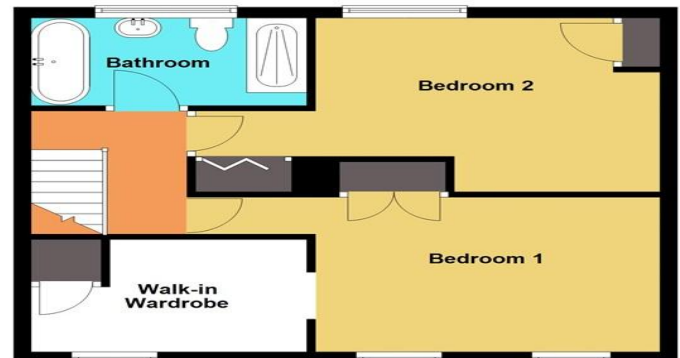
Ground Floor

Approx. 64.9 sq. metres (699.1 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



Total area: approx. 110.8 sq. metres (1192.4 sq. feet)
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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.

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