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Sycamore Crescent

Guide Price £230,000 - £240,000

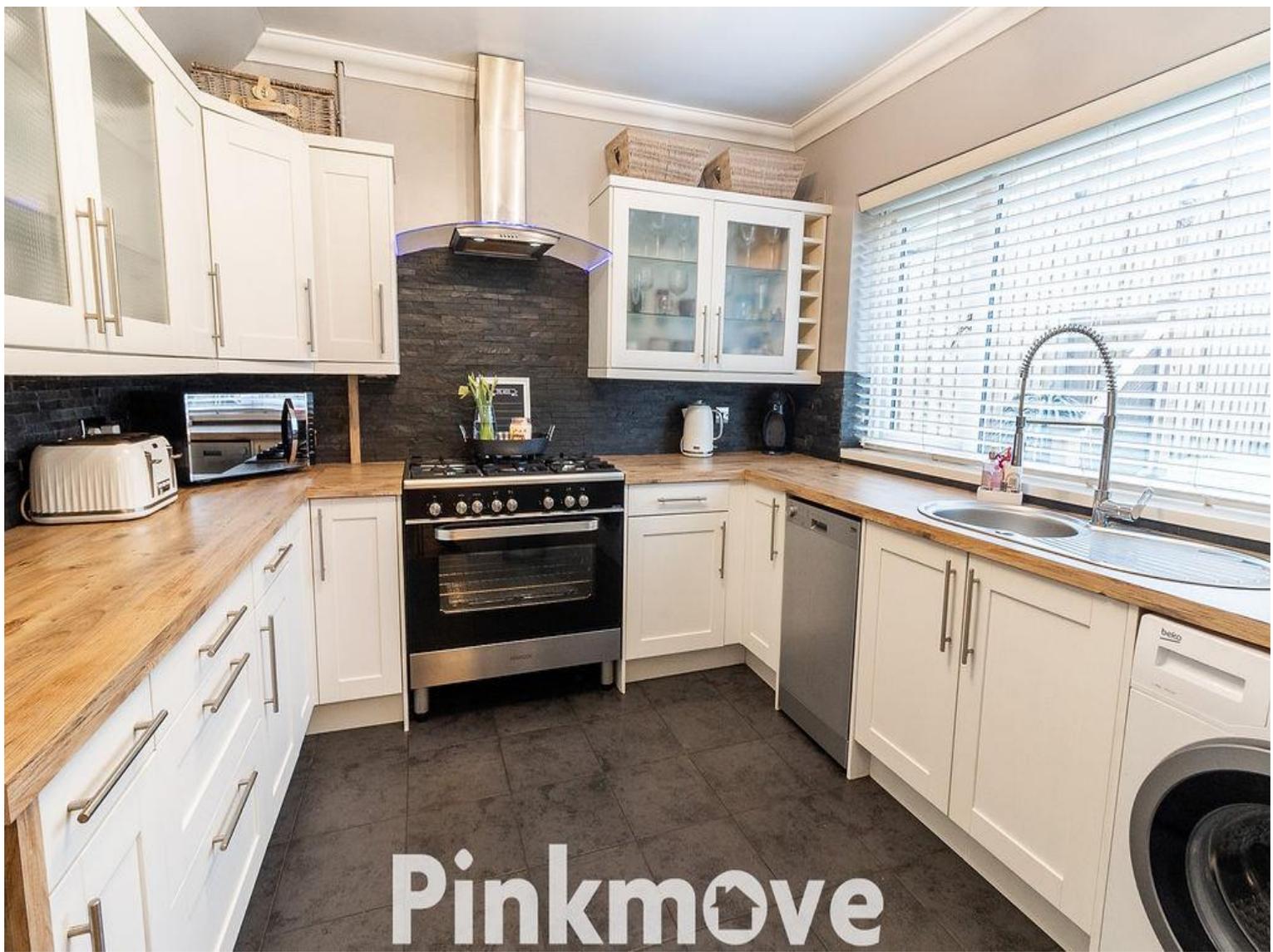
- Guide Price £230,000 - £240,000
- Two/Three Bedrooms - Walk in Wardrobe Can Be Converted to Third Bedroom Upon Request
- Modern Kitchen and Bathroom
- Three Reception Rooms
- Modern Kitchen and Bathroom
- Hot Tub
- Single Garage With Parking to Front and Rear Available
- Close to Shops, Schools and Local Amenities
- EPC Rating: Awaiting



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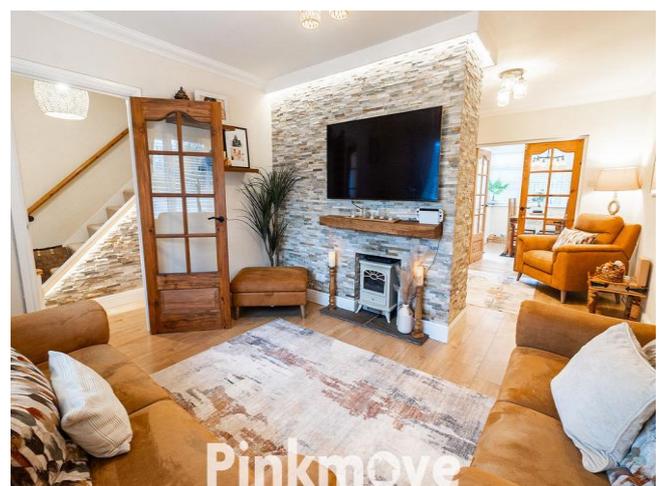
About the property

This well-presented two/three-bedroom home on Sycamore Crescent in Risca offers convenient access to local essentials with nearby shops and local amenities nearby. The location also benefits from several schools in the surrounding area, providing suitable options for families. Transport links are close by, including Risca and Pontymister train station just 1 km from the property and a number of local bus stops within walking distance.

Entering through the front porch, you step into the entrance hall, which opens smoothly into a cosy lounge that spans around into the dining area. From here, there is access to the bright and airy conservatory, offering ample space for dining or relaxing, as well as to the modern kitchen, which provides generous worktop space and practical storage.

Upstairs, the master bedroom includes a walk-in wardrobe that was previously the third bedroom. The owners are willing to convert this space back if requested. A second double bedroom and a family bathroom with both bath and shower complete the first floor.

Outside, the property features an enclosed front garden and a tiered rear garden, giving access to a single garage. The rear garden features a hot tub that will remain with the property, adding a welcoming bonus. Parking is available at the rear of the home, with additional on-road parking at the front for extra convenience.





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)

AGENTS NOTE: The property is of non- standard construction poured concrete, please seek confirmation of lending ability and liaise with your conveyancer.

Floorplan



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.