



Sycamore Crescent

Guide Price £230,000 - £240,000

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- 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: Awaited



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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)

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Floorplan



Important Information

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