



## Sycamore Crescent, £135,000

- Three Bedrooms
- No Onward Chain
- Three Reception Rooms
- Good Sized Garden
- Ideal Location
- Spacious
- EPC Rating: E



 3  1  3





## About the property

Peter Alan are excited to welcome to the market this spacious, three bedroom, end of terrace home, situated in Trefechan, Merthyr Tydfil.

The ground floor offers a porch, entrance hall, good sized sitting room, living room, dining room, conservatory, kitchen and downstairs WC.

The first floor offers three spacious bedroom and the family shower room.

Externally the property is sat on an excellent sized plot with gardens to the front, rear and sides.

This property would make a great first time buy, family home or buy to let investment.

We believe this property needs to be viewed to appreciate the space that is on offer.





## Accommodation

### Porch

6' 1" x 3' 3" ( 1.85m x 0.99m )

Window to side. Door to;

### Entrance Hall

7' 6" x 9' 6" ( 2.29m x 2.90m )

Stairs to first floor landing, storage cupboard, window to side. Door to;

### Hallway

3' 1" x 9' 3" ( 0.94m x 2.82m )

Door to;

### Sitting Room

12' 8" x 11' 1" ( 3.86m x 3.38m )

Fireplace, patio doors to front. Door to;

### Living Room

10' x 10' 7" ( 3.05m x 3.23m )

Fireplace. Door to;

### Dining Room

8' 2" x 8' 1" ( 2.49m x 2.46m )

Patio doors to front. Door to;

### Conservatory

7' 9" x 7' 9" ( 2.36m x 2.36m )

Surrounding windows, patio doors to rear. Door to;

### Kitchen

9' 1" x 9' ( 2.77m x 2.74m )

Fitted units, windows to side and rear. Door to;

### Wc

4' 7" x 4' ( 1.40m x 1.22m )

WC, wash hand basin, window to rear.

### First Floor Landing

6' 1" x 8' 6" ( 1.85m x 2.59m )

Window to side. Door to;

### Bedroom One

9' 9" x 12' 5" ( 2.97m x 3.78m )

Window to front. Door to;

### Bedroom Two

11' 6" x 9' 4" ( 3.51m x 2.84m )

Window to rear, storage cupboard. Door to;

### Bedroom Three

9' 4" x 7' 4" ( 2.84m x 2.24m )

Window to front. Door to;

### Shower Room

7' 5" x 5' 6" ( 2.26m x 1.68m )

Window to rear, shower, WC, wash hand basin, window to side.

### External

Lawn garden to front, side and rear.

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## Floorplan



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