



## Sycamore Crescent, £175,000

- No Onwards Chain
- Spacious
- Communal Parking
- Kitchen Diner
- Convenient Location
- Close to local Amenities
- EPC Rating: C



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## About the property

Spacious, Three Bedroom, Semi Detached property set on a generous size plot in a convenient location, is this well presented & maintained three bedroom home, ideal for first time buyers, down sizing or an investment opportunity.

Situated on the outskirts of Newport, Risca is an ever increasing in popularity location offering a bustling and vibrant high street, lovely parks and surroundings of a picturesque & scenic nature offering a rural setting whilst still being close to local amenities & schools. Just a short walk to the train station and a similar time drive to the M4 Motorway further makes this a great situation for anyone needing to commute to Bristol, Cardiff & surrounding areas.

Call Peter Alan Newport today to book your viewing.



## Accommodation

### Entrance Hallway

Enter via uPVC door, stairs leading to first floor and doors leading into;

### Living Room

13' 3" x 12' 8" ( 4.04m x 3.86m )  
uPVC window to the front, radiator and fitted carpet throughout.

### Kitchen Diner

18' 7" x 10' 1" ( 5.66m x 3.07m )  
uPVC windows to rear, uPVC door to side. Traditional matching wall and base units, inset stainless steel sink, cooker hood and space for electrical appliances.

### Bedroom One

11' 1" x 10' 4" ( 3.38m x 3.15m )  
uPVC window to front, radiator, fitted carpet and fitted wardrobes.

### Bedroom Two

11' 1" x 10' 1" ( 3.38m x 3.07m )  
uPVC window to rear, radiator and fitted carpet throughout.

### Bedroom Three

8' 4" x 8' 2" ( 2.54m x 2.49m )  
uPVC window to front, radiator and fitted carpet throughout.

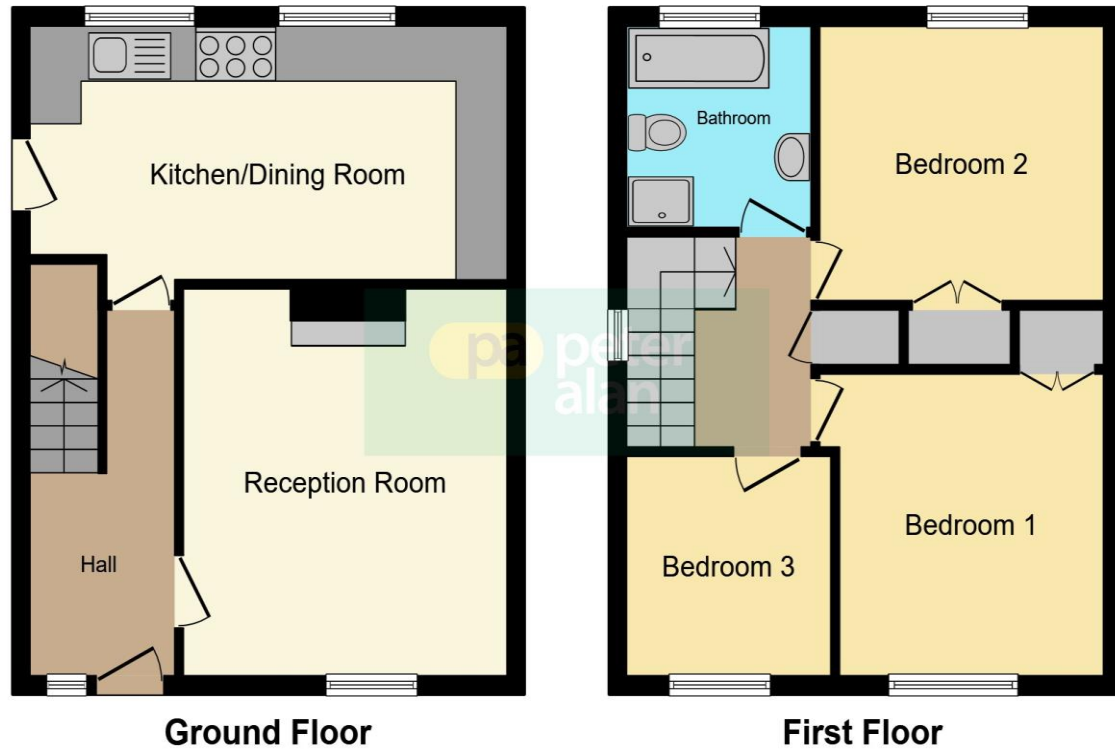
### Bathroom

uPVC window to rear, low level Wc, wash hand basin, bath and walk in shower cubicle with electric shower

### Outside

Enclosed Rear Garden with patio and lawned area.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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