



65 Sycamore Crescent, Risca, Newport, NP11 6AF

Guide Price £190,000

GUIDE PRICE £190,000 TO £200,000

Nestled in the charming area of Sycamore Crescent, Risca, Newport, this delightful SEMI DETACHED house offers a perfect blend of comfort and style. With THREE BEDROOMS this property is ideal for families or those seeking extra room for guests or a home office. The well-proportioned reception room provides a welcoming space for relaxation and entertaining, while the SPACIOUS KITCHEN/DINER is perfect for family meals and gatherings. The level front garden offers fabulous views, allowing you to enjoy the beauty of the surrounding countryside. The location is highly sought after, making it a wonderful place to settle down and enjoy a community atmosphere. This semi-detached house combines practicality with a warm and inviting feel, making it a fantastic opportunity for anyone looking to make a new home in a popular area. In summary, this spacious family home is a wonderful choice for those seeking a comfortable and well-located property close to local amenities and road and rail links. With its appealing features and lovely views, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home.

EPC RATING: D
COUNCIL TAX BAND: B



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 Email: risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a double glazed front door and side panel

ENTRANCE HALLWAY

Stairs to first floor, central heating radiator, laminate flooring and understairs storage cupboard

LIVING ROOM

11'9" to chimney breast x 12'7" (3.60 to chimney breast x 3.85)

Double glazed window to front, central heating radiator, laminate flooring, feature fireplace

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

KITCHEN/DINER

10'0" x 18'2" (3.05 x 5.55)

Fitted with a range of base and wall units, rolled edge work surfaces, inset polycarbonate sink unit with mixer tap over, Inset gas hob and eye level oven. plumbing for automatic washing machine, space for fridge freezer, central heating radiator, storage cupboard, space for tumble drier, double glazed French doors and window to rear, double glazed door to side, tiled floor.

STAIRS TO FIRST FLOOR - LANDING

Obscured double glazed window to side, loft access, doors to storage cupboard.

Loft Space- Combi boiler and fully boarded with velux window

BEDROOM ONE

11'1" x 10'3" (3.39 x 3.14)

Double glazed window to front, central heating radiator, fitted wardrobes.

BEDROOM TWO

10'1" x 11'0" (3.09 x 3.36)

Double glazed window to rear, central heating radiator, laminate flooring, wardrobe

BEDROOM THREE

8'1" x 8'4" (2.48 x 2.56)

Double glazed window to front, central heating radiator

FAMILY BATHROOM

7'6" x 7'10" (2.30 x 2.40)

'L' shaped panelled bath, glass shower screen, low level WC, vanity wash hand basin, chrome towel rail, spotlights, obscured double glazed window to rear and side.

OUTSIDE

FRONT: Good size level front garden with pedestrian access to rear garden.

REAR: Lawned area with further upper level - patio area

SIDE: Pedestrian access, Good sized patio to side leading to rear garden.

TENURE

We have been advised freehold

