

## 17 Crescent Road, Sarn

£150,000 Freehold

THREE BEDROOM PROPERTY • LOUNGE • KITCHEN/DINER • WC/STORAGE AREA • THREE BEDROOMS • FAMILY BATHROOM • NO CHAIN AND IN NEED OF MODERNISING • CORNER PLOT GARDEN AND ENCLOSED COURTYARD • FRONT DRIVE AND SIDE GATE ACCESS

**DanielMatthew**  
ESTATE AGENTS





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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### Entrance

Enter via UPVC door into hallway, plain walls, textured ceiling, carpet flooring and access to staircase and ground floor rooms.

### Lounge

16' 1" x 12' 0" (4.90m x 3.66m)

UPVC window to front and rear aspect, papered walls, textured ceiling, carpet flooring, radiator and gas fire back boiler.

### Kitchen/diner

16' 1" x 15' 7" (4.90m x 4.75m)

UPVC double glazed window to rear/front and side aspect, with base units with worktops, stainless steel sink and mixer tap, space for a cooker, space for a washing machine, papered walls, textured ceiling, vinyl flooring, under stairs storage and radiator.



### Inner hallway

Inner hallway with access to garden and courtyard via the two UPVC double glazed doors, storage area and separate WC, plain walls and vinyl flooring.



**Landing**  
Rear UPVC double glazed window to rear aspect, papered walls, textured ceiling, carpet flooring and access to first floor rooms.

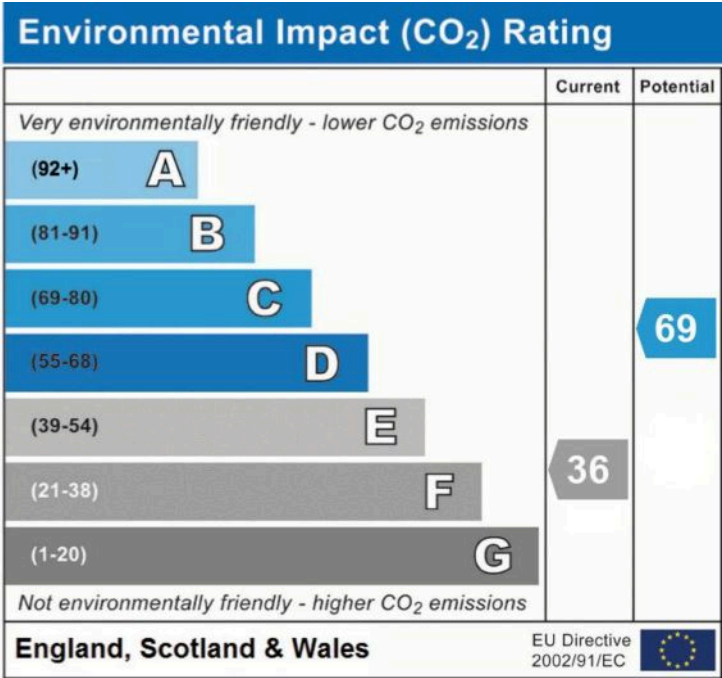
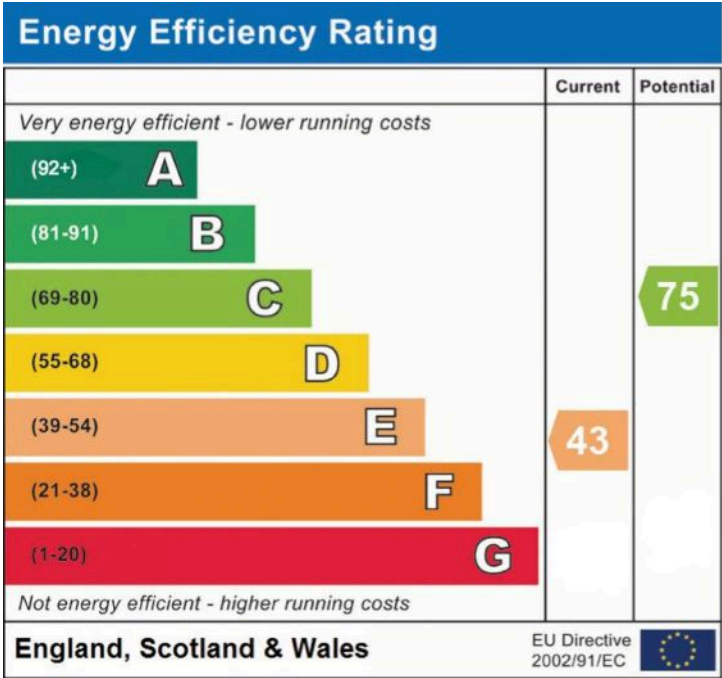
**Bedroom 1**  
16' 1" x 11' 0" (4.90m x 3.35m)  
Two UPVC window to front aspect, papered walls, textured ceiling, carpet flooring, radiator.

**Bedroom 2**  
12' 6" x 8' 11" (3.80m x 2.71m)  
UPVC window to front aspect, plain walls, textured ceiling, carpet flooring, radiator.

**Bedroom 3**  
9' 5" x 6' 11" (2.87m x 2.11m)  
UPVC window to front aspect, plain walls, textured ceiling, carpet flooring, radiator.

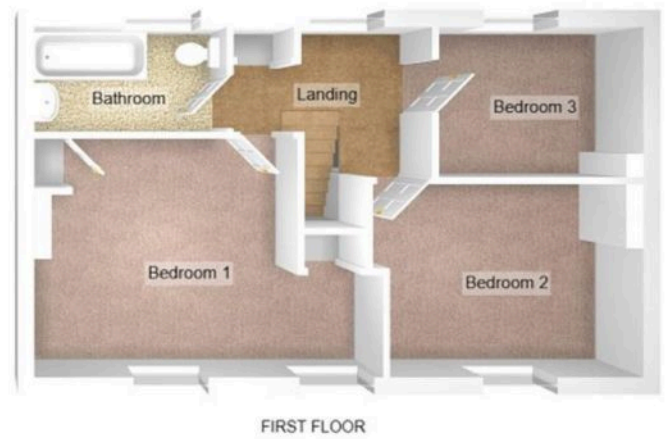
**Bathroom**  
8' 10" x 4' 9" (2.70m x 1.45m)  
Rear UPVC window to rear aspect, plan and tiles walls, textured ceiling, three piece suite comprising bath with electric shower over, low level WC, pedestal wash hand basin and radiator.

**Garden**  
Rear- Secure courtyard with wall boundary and laid to patio. Mature corner plot garden with wall boundary, side gate access, front gate access to the drive, laid to lawn, mature bushes, foil age and trees make this a lovely garden.









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