

Town & Country

Estate & Letting Agents

Sydallt Lane, Cefn-Y-Bedd, Wrexham

£175,000



Situated within a charming rural hamlet on the edge of open countryside, yet offering convenient access to Wrexham, the A483 and an excellent range of local amenities, this three-bedroom detached cottage occupies a generous plot and presents an exciting opportunity for renovation.

The accommodation benefits from oil-fired central heating and briefly comprises an entrance porch, living room, kitchen, inner hallway, wet room and conservatory to the ground floor, with three bedrooms to the first floor.

Externally, the property enjoys extensive gardens, currently overgrown but stocked with a wide variety of mature plants, shrubs and trees, together with former stables, a stone outbuilding, detached prefabricated garage and gated off-road parking. Offering enormous potential, the property would be ideal for buyers seeking a project in a desirable semi-rural location.

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DESCRIPTION

Occupying a generous plot within a sought-after rural hamlet, this three-bedroom detached cottage requires comprehensive modernisation but offers excellent potential. Benefiting from oil-fired central heating, detached garage, mature gardens, former stables and useful outbuildings, the property enjoys a peaceful countryside setting with easy access to Wrexham, the A483 and local amenities.



LOCATION

Located in the popular village of Cefn-y-Bedd, this property enjoys a pleasant semi-rural setting with open countryside close by, whilst remaining conveniently placed for everyday amenities. The village offers a primary school, local shop and public house, with a wider range of shopping, leisure and educational facilities available in nearby Caergwrle, Gwersyllt and Wrexham. Excellent road links via the A483 provide easy access to Chester, Oswestry and the wider North Wales and North West motorway network, while nearby rail services from Cefn-y-Bedd and Caergwrle offer convenient connections for commuters. Combining village living with excellent accessibility, the location is ideal for those seeking a peaceful setting within easy reach of larger towns and cities.

ENTRANCE HALL

Accessed via a glazed timber entrance door with a side window, the porch

features a glazed internal door leading into the living room. Although currently unused, it provides a practical entrance space.



LIVING ROOM

14'8 x 9'6

With a window to the front elevation, radiator and an attractive open fireplace with an exposed brick surround.



KITCHEN

12'2 x 6'0

Requiring modernisation, the kitchen is fitted with a range of wall and base units incorporating a single drainer sink unit with mixer tap and tiled splashback. There is space and plumbing for a washing machine, two built-in storage cupboards, a radiator, a window overlooking the rear garden and a stable-style external door.

INNER HALLWAY

6'3 x 5'0

With a window to the front elevation, radiator, access to the wet room and an opening through to the conservatory.



WET ROOM

7'6 x 5'7

Fitted with a wall-mounted electric shower with floor drainage, low-level WC and pedestal wash hand basin. The walls are fully tiled and the room also benefits from an understairs storage cupboard and radiator.



CONSERVATORY

8'8" x 7'2"

Constructed with a uPVC double glazed frame and ceramic tiled flooring, the conservatory features French-style patio doors opening onto the rear garden.

FIRST FLOOR LANDING

Providing access to all three bedrooms.



BEDROOM ONE

15 x 5'6

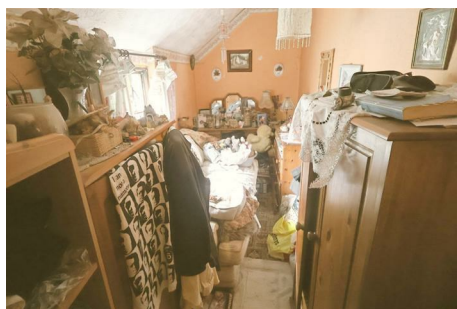
With a window to the front elevation.



BEDROOM TWO

15'0 x 5'6

With a window to the rear elevation and radiator.



BEDROOM THREE

6'9 x 6'0 (max)

An L-shaped room with an overstairs storage cupboard and a window to the front elevation.



EXTERNALLY

The property is approached via an unadopted road, with double timber gates opening onto a driveway leading to a detached prefabricated garage. Wrought iron gates provide access to the front of the property, while an open passageway leads to the rear. Occupying a generous plot, the gardens are currently overgrown but offer excellent potential and feature an abundance of mature plants, shrubs and trees. In the far corner of the garden are former stables, dating from when the current owners rented the adjoining land. To the rear is an enclosed courtyard with an external oil-fired boiler, a traditional stone outbuilding and an outside water supply.



Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band E - £2680

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 