



Sydalt Cottage
Sydalt Lane
Cefn-Y-Bedd
Wrexham
LL12 9SS

Offers in Excess of £410,000

bettermove

Sydallt Lane
Wrexham

Bettermove are proud to present this 5 double bedroom detached house in the sought after area of Cefn-Y-Bedd.

The property benefits from double glazing, oil fired central heating throughout and has off street parking available via the private driveway. The council tax band is F.

The interior of this beautifully presented property comprises a spacious and open plan fitted kitchen and dining room with access to the utility room, separate living room and two other reception rooms and a convenient WC on the ground floor. The first floor consists of five double bedrooms and the family bathroom. The exterior boasts a private rear garden boasting panoramic views, perfect for enjoying the summer months.

Located in the semi-rural location of Cefn-Y-Bedd, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Cefn-Y-Bedd Train Station, the A483 and local bus routes providing easy access into Wrexham City Centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

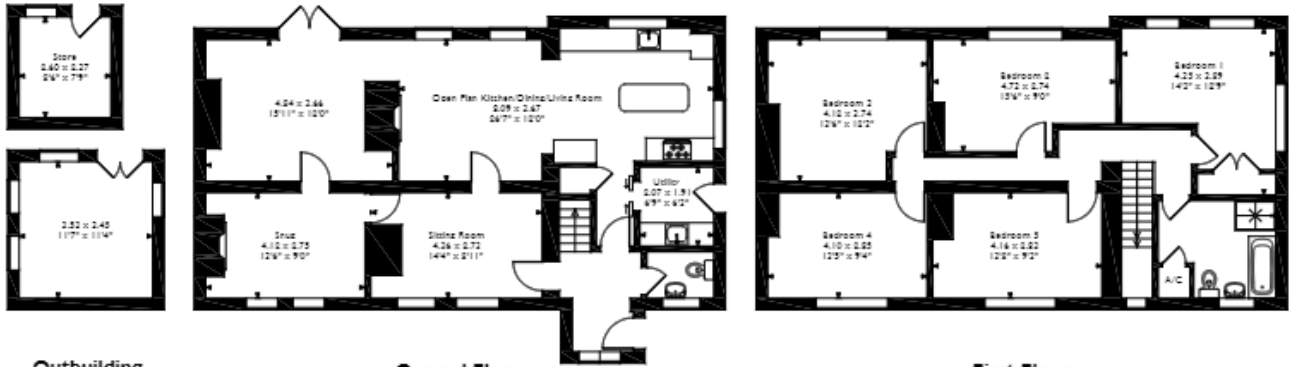
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



Sydallt Cottage, Sydallt Lane Cefn-y-Bedd, Wrexham
 Approximate Gross Internal Area
 Main House = 180 Sq M/1938 Sq Ft
 Outbuildings = 18 Sq M/194 Sq Ft
 Total = 198 Sq M/2132 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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