



Windy Hill Sydalit Lane, Wrexham, LL12 9SS

O.I.R.O £200,000

A 3 Bedroom Cottage with Land and Stables, in need of some modernisation, in the semi rural area of Sydalit. The property briefly comprises of Entrance Porch, Living Room, Kitchen, Wet-room and conservatory to the ground floor and 3 Bedrooms to the first floor. Externally there are extensive gardens, a detached single garage, a Stable block and small paddock.

Don't miss the opportunity to create a lovely peaceful retreat in this semi-rural location, but still close enough to all the local amenities. Call Olivegrove on 01978 750234 to arrange a viewing.

**** Please note that some images has been edited using AI to show what the rooms could be like when empty****

Entrance Porch

Living Room 10'0" x 14'2" (3.05 x 4.32m)



Window to front elevation, Radiator, Fireplace, Light fitting, Sockets and switches

Kitchen 12'7" x 5'8" (3.85 x 1.75m)



Window to the rear elevation

Inner Hallway

Window to front elevation, Radiator, Stairs Rising and Doors off to:

Wet Room 8'0" x 6'1" (2.45 x 1.87m)



Window to the rear elevation, Tiled Walls, Vinyl floor, Closed coupled WC, pedestal basin and wall mounted electric shower. Light fitting & radiator.

Conservatory 7'4" x 9'4" (2.26 x 2.86m)



Tiled Floor, Polycarbonate roof, Windows and Sliding door

Stairs & Landing

Light fitting, Access to attic and doors off to Bedrooms

Bedroom 1 14'6" x 10'0" (4.43 x 3.07m)



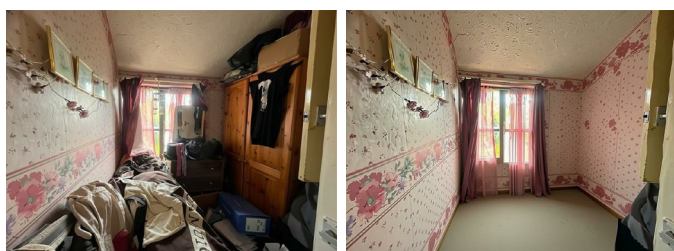
Window to rear elevation, Radiator, Light fitting

Bedroom 2 15'5" x 5'10" (4.72 x 1.78m)



Window to front elevation, Radiator, Light fitting, Access to attic

Bedroom 3 7'1" x 6'5" (2.16 x 1.96m)



Window to rear elevation, Radiator, Light fitting

Externally

Garden



A large mature garden with trees and shrubs

Small Paddock



A small paddock with Gate leading to the stables

Stables

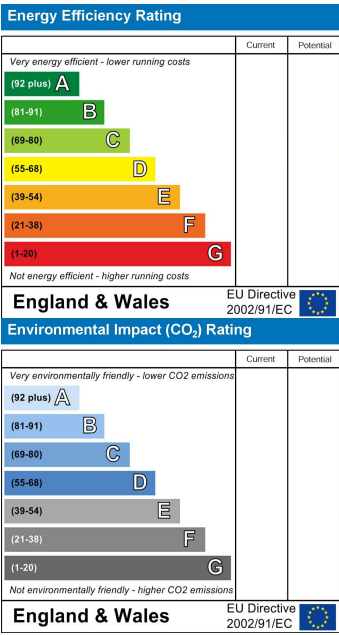


Floor Plan

Area Map



Energy Efficiency Graph



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