

# Town & Country

Estate & Letting Agents

Singrett Hill, Llay, Wrexham

£249,950



Elevated and full of charm, this characterful detached cottage offers LPG heating and UPVC double glazing. Inside, it features a living room with a cast-iron burner, open-plan dining and study areas, a stylish gloss cream kitchen with integrated appliances, two bedrooms, and a modern bathroom. Outside, there's brick block parking, a tiered front garden, and a low-maintenance rear garden with decking, artificial lawn, two sheds, and an external utility room.

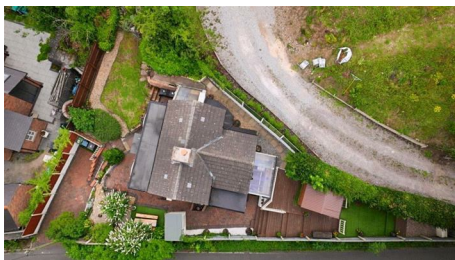
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## DESCRIPTION

Set in an elevated position, this charming character-filled detached cottage benefits from LPG heating and UPVC double glazing. In brief, it comprises: entrance hall, living room with cast-iron burner and open throughways to a dining room with adjoining study, a beautifully appointed gloss cream kitchen with integrated appliances, and a first-floor landing offering access to two bedrooms and a three-piece bathroom suite. Externally, the property boasts brick block off-road parking, tiered garden with golden gravel and lawn, and a rear garden that is low-maintenance, being predominantly decked with artificial turf and including two sheds and an external utility room. This property is available with no onward chain.



## LOCATION

Located on the sought-after Singrett Hill in the popular village of Llay, this property enjoys a semi-rural setting while remaining within easy reach of local amenities. Llay offers a strong sense of community, with a range of shops, pubs, schools, and recreational facilities nearby. The area is well connected by road, with convenient access to Wrexham, Chester, and major routes including the A483 for commuting further afield. Surrounded by open countryside and scenic walking routes, Singrett Hill offers the perfect balance of village living and accessibility—ideal for those seeking a peaceful yet well-connected location.

## ENTRANCE HALL

Entered through a UPVC double-glazed door, the entrance hall features a double louvre-door cloak cupboard. A glazed internal door opens into the living room.



## LIVING ROOM

18'4 x 10'7 (max)

With exposed beams throughout, wood grain-effect

flooring, and a bow window to the front elevation.

Radiators are located at both the front and rear of the room. A glazed door opens to the kitchen. The room also features a fireplace with a cast-iron solid fuel burner set on a granite hearth. Open throughways to either side of the fireplace lead into the dining room.



## DINING ROOM

11'5 x 8'3 (max)

Continuing with wood grain-effect laminate flooring and exposed ceiling beams, the dining room has a high-level window to the side elevation with a radiator beneath. An open throughway leads to the study.



## STUDY

7'7 x 4'8

With wood grain-effect laminate flooring and a bow window to the front elevation, with a radiator beneath.



## KITCHEN

11'4 x 7'7 (max)

Fitted with a range of contemporary gloss cream wall, base, and drawer units, complemented by stainless steel handles and wood grain-effect work surfaces. A stainless steel 1½ bowl sink with mixer tap and tiled splashback is installed. Integrated appliances include a stainless steel oven, hob, extractor hood, fridge, and freezer. The flooring is wood grain-effect laminate. A window to the side elevation has a radiator below. Stairs with spindle balustrade rise to the first floor, and a stable-style door opens to the rear garden.



## BEDROOM ONE





## BEDROOM TWO

11'4 x 8'

With a window to the front elevation, a built-in double wardrobe, and a radiator.



## BATHROOM

11'3 x 4'7

Fitted with a corner panel bath with mixer tap and shower extension, a low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and there is an opaque window to the rear elevation along with an extractor fan. A built-in cupboard houses the boiler, and recessed ceiling downlights complete the room.



## EXTERNALLY

To the front is a brick block off-road parking space, with steps rising through a terraced front garden featuring golden gravel and well-stocked shrub borders. This leads to a continuation of brick block paving that wraps around the front and side of the property. The garden includes a golden gravel border, brick and raised stone beds, steps rising to an artificial lawn, and a garden shed. To the left-hand side is a workshop – 5'7" x 4'7" with power and lighting, and a pathway leading to the rear garden. To the right-hand side, an iron gate opens to further brick block pathways, passing a timber shed and leading to

the rear garden, which includes a decked seating area, steps, an artificial lawn, and an aluminium storage shed – 5'6" x 8'4".



## OUTSIDE UTILITY ROOM

7'8 x 4'7

With space and plumbing for a washing machine and an outside tap. Accessed via a timber and glazed door from the rear garden.



## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E - £2680.00

## Viewings

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.**

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