

# Town & Country

Estate & Letting Agents

Llay Road, Wrexham

£525,000



Located in the picturesque village of Cefn-y-Bedd, this attractive three-bedroom stone cottage offers a blend of period charm and modern living in a peaceful rural setting. Accessed via a private iron gate, Mill House features a golden gravel driveway, generous off-road parking, and well-kept gardens, all enhanced by mature planting and a characterful Victorian-style lamp. A key highlight is its tranquil riverside location beside the River Alyn. The rear garden includes a lawn, paved patio, timber shed, and stone and brick boundary walls. A charming oak-framed porch with stone paving leads to the welcoming main entrance.

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## DESCRIPTION

Nestled in the idyllic village of Cefn-y-Bedd, this stunning three-bedroom stone-built cottage blends traditional charm with modern comforts, offering a rare opportunity to own a character home in a sought-after rural setting. Approached via a private iron gate, Mill House welcomes you with a long golden gravel driveway, ample off-road parking, and beautifully maintained lawned gardens – all framed by mature planting and a charming Victorian-style streetlamp. A standout feature of the property is its unique riverside position alongside the River Alyn, creating a truly peaceful and picturesque environment. The rear garden is laid to lawn with mature shrub borders, a paved patio area, timber shed, and a mix of stone and brick walling for added privacy and character. A beautiful oak canopy porch with stone flags leads to the front entrance, opening into a warm and inviting living space.



## LOCATION

Cefn-y-Bedd is a charming village set in the North Wales countryside, offering a peaceful rural lifestyle with excellent transport links. Located just 5 miles from Wrexham and within easy reach of Chester, the village benefits from a train station on the Borderlands Line and access to major roads including the A541 and A483. Surrounded by open fields and scenic walking routes, the area is perfect for those who enjoy the outdoors. Nearby villages offer everyday amenities, with more extensive facilities available in Wrexham. Cefn-y-Bedd combines countryside living with modern convenience, making it a desirable location for families, commuters, and retirees alike.



## SITTING ROOM

20'9" x 16'3"

Features wood grain-effect laminate flooring, exposed ceiling beams, and stairs rising to the first-floor accommodation with spindle balustrades. A double-glazed window faces the front elevation with a radiator beneath. The room is centred around a stunning exposed brick fireplace with a reclaimed oak mantle, quarry-tiled hearth, and a cast-iron log burner.





## FAMILY ROOM

20'0 x 11'11

Also with wood grain-effect laminate flooring, this dual-aspect room includes double-glazed windows to both front and rear elevations, a radiator, exposed ceiling beams, and a fireplace with a stone hearth and reclaimed oak mantle.



## KITCHEN / DINER / SITTING ROOM

22'5 x 19'0

A striking oak-framed extension with views across the gardens, featuring three double-glazed skylights and French doors opening to both side elevations. The room is laid with ceramic tile flooring throughout and fitted with stylish wood grain-effect base and drawer units, complemented by a matching island with an integrated breakfast bar and a Belfast sink with mixer tap. All work surfaces are granite with decorative handles.

Integrated appliances include a stainless steel oven, microwave, washing machine, fridge, freezer, and an Aga stove used for both cooking and heating.



## FIRST FLOOR LANDING

With doors off to all three bedrooms and the bathroom.



## PRINCIPAL BEDROOM

16'3 x 11'5

Includes wood grain-effect laminate flooring, a double-glazed window to the front elevation, and a radiator beneath.



## BEDROOM THREE

12'8 x 8'11 (max)

Includes access to the loft via an integrated retractable ladder, a built-in mirrored double wardrobe, a double-glazed window to the front elevation, and a radiator below.



## BEDROOM TWO

12'8 x 12'4 (max)

Also features a double-glazed front window and radiator.



## BATHROOM

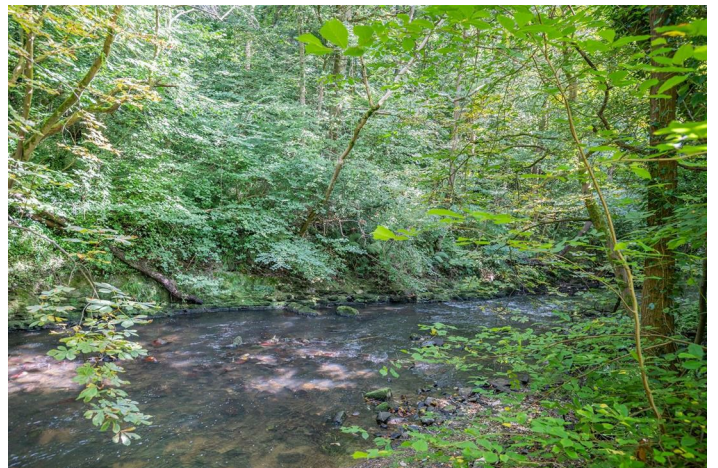
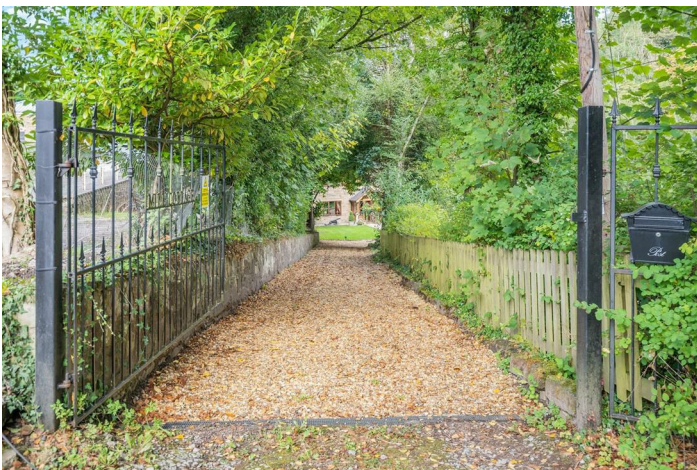
A luxurious four-piece suite comprising a roll-top clawfoot bath with Victorian-style mixer tap and handheld shower, high-level WC, ornate vanity unit with marble counter and inset sink, and an oversized shower enclosure with dual-head thermostatic shower and panelled walls. The flooring is ceramic tiled, the walls are partially tiled, and there's a double-glazed rear window along with a column-style radiator featuring an integrated chrome heated towel rail.

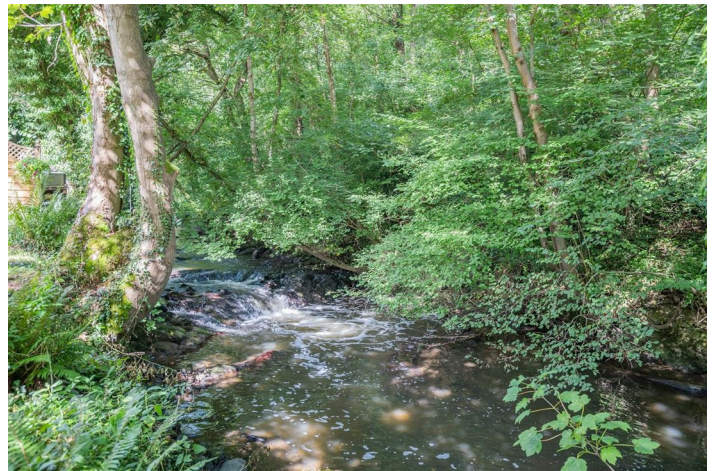


## EXTERNALLY

The property is approached via an iron gate opening onto a long golden gravel driveway, leading to ample off-road parking and turning space. The front gardens are lawned and dissected by the driveway, complemented by a charming Victorian-style street lamp. To the left-hand side of the property is a log store with access to the rear garden. To the right, a golden gravel pathway and lawned garden run alongside the picturesque River Alyn, offering a tranquil and scenic setting. The rear garden is mainly laid to lawn with an attractive shrubbed border, paved patio area, timber shed, and a combination of brick and stone walling for privacy and character. Positioned in front of the main entrance is a beautiful oak canopy porch with stone flagging, leading to a double-glazed oak front door that opens into the property's main living room.







### Services (Wrexham)

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

Tenure: Freehold

Council Tax Band G - £3744.00

### 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.

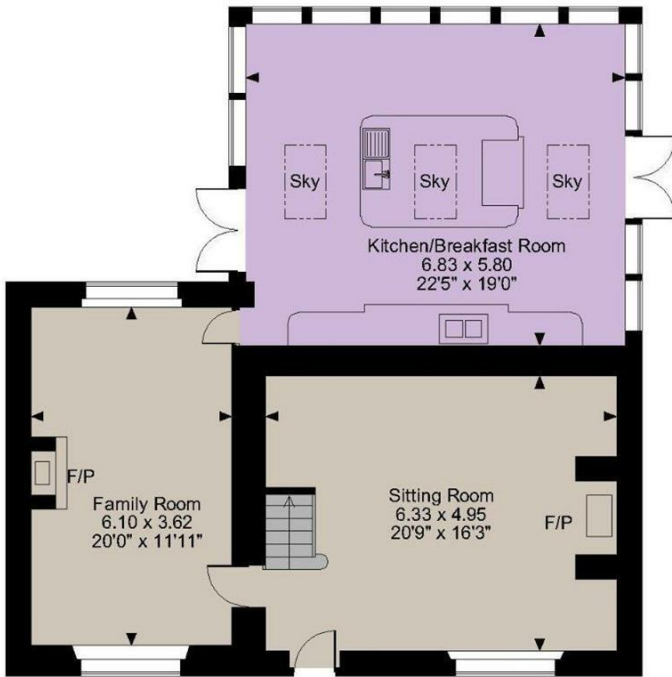
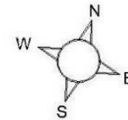
### Mortgage Advice (Wrexham)

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.

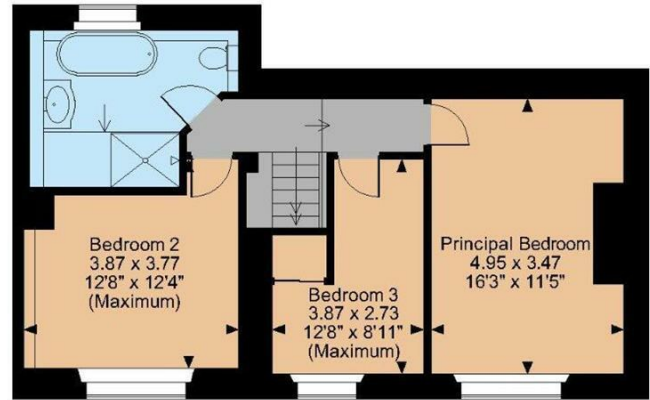
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

**Mill House Llay Road, Cefn-y-Bedd, Clwyd**  
 Internal area 1,698 sq ft (158 sq m)



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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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 most 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 |
|--|---|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                            |           |
| (92 plus)  | A |                            |           |
| (81-91)  | B |                            |           |
| (69-80)  | C |                            |           |
| (55-68)  | D |                            |           |
| (39-54)  | E |                            |           |
| (21-38)  | F |                            |           |
| (1-20)   | G |                            |           |
| <i>Not energy efficient - higher running costs</i> |   |                            |           |
| <b>England &amp; Wales</b>                         |   | EU Directive<br>2002/91/EC |           |