

# Town & Country

Estate & Letting Agents

Wrexham Road, Holt, Wrexham

£450,000



Situated alongside one of Wrexham's main thoroughfares and backing onto fields with beautiful South facing rural views, this detached bungalow sits on a substantial L shaped plot (approximately 0.25 of an acre) and is presented to a high standard throughout, and should be viewed to be fully appreciated. Enjoying the benefit of pressurised oil central heating and double-glazed sealed units, in brief the property comprises an inviting entrance hall, living room with bi-folding doors opening to the kitchen/dining room which also has bi-folding doors opening out to the rear garden's elevated patio area. Continuing with the internal accommodation the bungalow also has a family bathroom and three bedrooms the principal of which has an ensuite shower room off. Externally the property is entered through double iron automatic gates giving way to ample block paved off-road parking alongside a lawn and shrubbed garden and offering access to a detached garage. The substantial gardens to the side and rear of the property predominantly laid lawn with a scattering of mature plant shrubs and trees, including pear and apple, and alongside the property is a further outbuilding split into two.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
info@townandcountrywrexham.com

TEL: 01978 291345



## Externally Front

The property has a low brick boundary wall with railings and double iron automatic gates opening to block paved off-road parking and turning with a gravel overflow area alongside.

## Entrance Hall

Timber panel double glazed front door opens to inset coconut matting, partially wood panelled walls, antique pine style fitted cupboards and cabinets giving way to engineered oak flooring, radiator, light Oak doors opening to the living room, bedroom two and bedroom three, a glazed folding light Oak door opens to the kitchen.

## Living Room

14'6 x 10'3

Having a window facing the front elevation, radiator and a cast iron fuel stove sitting on stone flags and a light oak bi-fold door opens to the kitchen/dining room.

## Kitchen/ Dining Room

22'8 x 10'5

The kitchen space is fitted with a range of antique pine style wall, base and drawer units with ornate handles. Ample granite work surfaces house a double Belfast sink with adjustable mixer tap and there is space for a range cooker with an extractor hood above and within the units is an integrated dishwasher and fridge/freezer. The flooring is ceramic tiled, a window faces the rear elevation, within the ceiling are recessed downlights, on the wall a tower anthracite column radiator and light oak bi-fold doors open to the rear garden, elevated paved patio area and frame the stunning views beyond.

## Principle Bedroom

16'2 x 8'5

A double aspect room with windows to

rear and side elevations, fitted floor to ceiling double mirror fronted wardrobe, radiator and a light oak door opening to the ensuite shower room.

## Ensuite Shower Room

8'6 x 5'

Installed with corner shower enclosure with dual head thermostatic shower, a dual flush low level WC and vanity unit with wash hand basin and mixer tap, column style radiator incorporating a chrome heated towel rail, partially tiled walls, ceramic tile floor, extractor fan and an opaque window facing the front elevation.

## Bedroom Two

9'9 x 18'1

Another double aspect room with windows to the front and side elevations, and exposed beam within the ceiling and two sets of fitted wardrobes one triple one double both with sliding mirror insert doors.

(This bedroom was originally two bedrooms and has been altered to create one large bedroom).

## Bedroom Three

8'5 x 5'9

Having a window facing the rear elevation and a radiator.

## Bathroom

Installed with a lovely bathroom suite comprising corner bath with waterfall style mixer tap, a dual flush low level WC, vanity unit with wash hand basin mounted on top with a waterfall style mixer tap, partially panelled walls with a column style radiator with integrated chrome heated towel rail and an opaque window facing the front elevation.

## Outbuilding

Split into two separate spaces, one being more of a workshop space measuring 8'4" by 7'2" with a single

glazed timber frame window to the rear, power and light and the other having a stable door measuring 7'2" by 5'4" also with a single glazed timber frame window to the side elevation.

## Garage

15'6 x 8'4

Detached pitch roof garage with a timber single glazed window to the rear, up and over garage door, power and light.

## Side and Rear Gardens

The side gardens can be accessed from either side of the property where they lead to an elevated paved patio area offering splendid views over the garden and field beyond and boasting a sunny south facing aspect, outside light, water supply. Beyond, the substantial garden is predominantly laid to lawn with a greenhouse and various mature trees, including apple trees.

## Services

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

## Viewings

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

## To Make an Offer

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

## Mortgage Advice

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.

#### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	