

Town & Country

Estate & Letting Agents

Wrexham Road, Holt, Wrexham

£395,000



Situated in the heart of this highly desirable village this detached property enjoys the benefits of gas central heating and UPVC double glazing with internal accommodation comprising an entrance porch, a spacious living room, dining room, kitchen, and breakfast room and a side passageway which offers access to a cloakroom WC and oversized garage. Off the first floor landing are four bedrooms and a shower room and externally there are low maintenance predominantly paved, gravel and shrub gardens with brick block off-road parking for several vehicles. To the rear of the property is a small courtyard garden which is paved and shrub and enclosed by walls. this property is available with no onward chain.

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Externally front

With a stone boundary wall on the front boundary with an iron gate opening to a concrete pathway leading to the front door and well stocked shrub and gravelled gardens. Vehicle access opens to brick block off-road parking and access to the garage alongside a shrub garden with brick blocks, allowing access to the properties side door.

Entrance hall

The property is entered through a UPVC double glaze front door which opens to quarry tiling with Windows to either side elevations and glazed door opening to the main living room.



Living room

25'9 x 12'7

A large triple aspect room with two windows facing the front elevation, side elevation and a single window to the opposite side elevation, two radiators and an exposed brick flu and TV stand. A door off opens to the dining room.



Dining room

11'6 x 9'3

Having a window facing the side elevation with a radiator below a UPVC double glazed door opening to the rear courtyard and stairs off rising to the first floor accommodation with a storage cupboard below.



Kitchen

11'2 x 8'6

The kitchen is fitted with a range of white wood grain effect wall base and drawer units with work surfaces housing stainless steel one and a half V sink unit with mixer tap and tiled splashback. Integrated appliances including oven hob and extractor hood and there is space for a washing machine alongside space for a slimline dishwasher and open throughway leads into the breakfast room.



Breakfast room

12'2 x 8'6

With a window facing the side elevation with a radiator below and a stable style back door opening to the side passageway.

Side passageway

11'10 x 4'8

Can be accessed externally through a UPVC double glazed door with Windows side which opens to quarry tiled flooring, storage and doors opening to the cloakroom WC and garage.



Cloakroom WC

6'9 x 5

Installed with a dual flush low level WC along with a pedestal wash hand basin mixer tap and tile splashback, quarry tile flooring and an electric wall heater.

First floor landing

With a window facing the rear elevation and doors off opening to all four bedrooms and the bathroom.



Bedroom one

13'8 x 13'1

Having a window facing the front elevation and a radiator and fitted with two double door wardrobes, dressing table and a window seat with cabinet below.



Bedroom two

13'2 x 10'4

With a window facing the front elevation, a radiator fitted double wardrobe and a vanity unit with a wash and basin and tiled splashback.



Bedroom three

12'6 x 9

Having a window facing the side elevation with a radiator below the fitted double wardrobe and dressing table.



Bedroom four

7'8 x 8'6

With a window facing the side elevation, a radiator and a fitted triple door wooden wardrobe with stainless steel handles.



Shower room

7'3 x 8

Double shower enclosure with panel walls and a thermostatic shower installed, a low-level WC, pedestal wash and basin partially tiled walls, radiator and a fitted corner cupboard housing the gas combination boiler.

Garage

12'4 x 15'4

Oversize garage with power and light and access from the front through an electric up and over garage door.



Externally rear

Accessed along a concrete pathway along well stocked shrub garden the small enclosed rear courtyard is predominantly paved and enclosed by walling.

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 must 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>		
England & Wales	EU Directive 2002/91/EC	