

Town & Country

Estate & Letting Agents

Frog Lane, Holt, Wrexham

£199,950



Situated close to the heart of this highly desirable village this two bedroom property benefits from UPVC double glazing and comprises an entrance porch, reception hall, living room, kitchen/dining room and a first floor landing offering access to 2 bedrooms, a bathroom and separate WC. Externally to the front of the property is a predominantly gravel shrub forecourt garden whilst to the rear of the property is a low maintenance garden being predominantly gravel with a paved pathway and patio timber shed and providing off-road parking.

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Externally front

To the front of the property is a gravel garden with shrub border and concrete pathway leading to the front door.

Entrance porch

The property is entered through an opaque UPVC double glazed front door opening to quarry tile flooring, a UPVC double glazed door opening to the rear garden and a timber glazed internal door opening to the entrance hall.

Entrance hall

With timber laminate flooring, and under stairs storage covered, an open throughway to the living room and door opening to the kitchen/dining room.



Living room

13'5 x 11'3

With timber laminate flooring, an open fire and surround, an electric wall heater and a bow window facing the front elevation.



Kitchen/dining room

13'5 x 9'3

Fitted with shaker style wall base and drawer units with ornamental handles and work surfaces housing stainless steel single drainer sink unit with mixer tap and tile splashback. There is an integrated oven hob and extractor hood, an electric wall heater, stairs off rising to the first floor accommodation a window facing the rear elevation and a UPVC double glazed door opening to the rear garden.

First floor landing

With a window to the side elevation access to the loft with retractable ladder and door off opening to both bedrooms and to the bathroom and separate WC.



Bedroom one

12'3 x 11'2

Fitted with a range of wardrobes and luggage cupboards along with a window facing the front elevation.



Bedroom two

9'6 x 7'8

With a window facing the rear elevation, and electric wall heater and built in cupboard housing hot water cylinder.



Bathroom

5'6 x 5'3

Installed with a coloured suite comprising a panel bath, pedestal wash hand basin, partially tiled walls with a opaque window facing the rear elevation.

Separate WC

4'7 x 3'1

Installed with a low-level WC with a opaque window to the side elevation.



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.

Rear garden

Providing gravel off-road parking with paved patio and pathway a timber shed and metal storage unit, and an external water supply

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

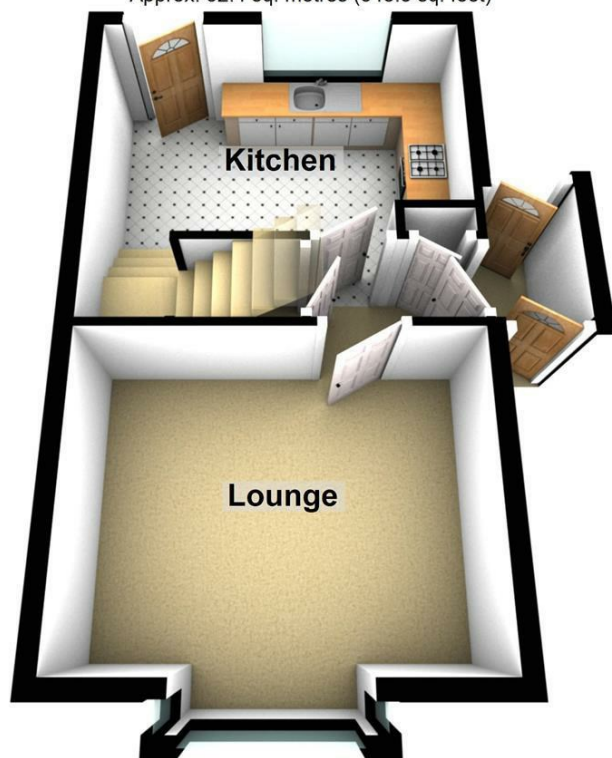
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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

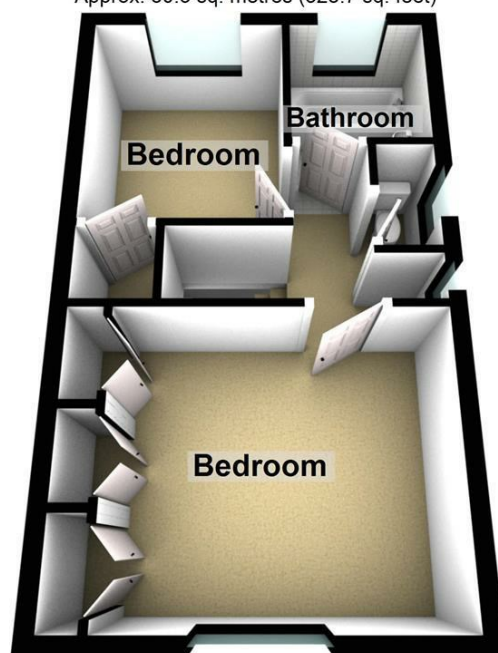
Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



Total area: approx. 62.6 sq. metres (674.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.