

Town & Country

Estate & Letting Agents

Holt Road, Rossett, Wrexham

£339,950



Situated in the heart of this highly desirable village offering easy access to both Wrexham and Chester as well as a host of day-to-day facilities and amenities, this beautifully presented character three bedroom semi detached home should be viewed to be fully appreciated. Enjoying the benefits of UPVC triple glazing along with oil fired central heating. The property in brief comprises an entrance porch, living room featuring an inglenook fireplace housing a cast-iron multi fuel burner, a double aspect dining room/sitting room with French doors opening to the rear garden and a lovely fitted kitchen complete with range of shaker style wall, base and drawer units with a variety of integrated appliances. The first floor landing offers access to three good sized bedrooms as well as to a stunning four piece bathroom suite. Externally to the front of the property is a well stocked garden, gated side access leading to rear garden with two paved patio areas, one of which is covered with a pathway running through a predominantly lawn garden with well stocked shrub borders and beds along with gated side access opening to the rear of the property where there is off-road parking and a single garage.

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Externally Front

The property is approached over a paved pathway with well stocked shrub gardens with outside lights either side of the front door and gated side access leading to the rear garden.

Entrance Porch

The property is entered through UPVC triple glazed double doors which open to an entrance porch with a light and a UPVC triple glazed internal door opening to the living room.



Living Room

13'7 x 13'6

With timber laminate flooring, a window facing the front elevation, a radiator, stairs of rising to the first floor accommodation with a storage cupboard below, exposed beams set within the ceiling, a glazed door opening to the kitchen and featuring a stunning inglenook fireplace housing a cast iron multi fuel burner set on a quarry tile hearth.



Kitchen

13'5 x 6'1

A beautiful kitchen fitted with a range of shaker style wall, base and drawer units with ornamental handles and featuring wood grain effect work surfaces housing a stainless steel single drainer sink unit with adjustable mixer tap.

Integrated appliances include a stainless steel double oven, an electric hob below an extractor hood, a fridge/freezer washing machine and slimline dishwasher. The floor is ceramic tiled, there is a radiator, recessed downlights sit within the ceiling and a UPVC double glazed door open to the rear garden.



Dining/ sitting Room

22'7 x 8'7

A lovely double aspect room with a window facing the front elevation, two radiators, UPVC triple glazed French doors opening to the rear garden and covered seating area. Featuring an ornamental cast-iron fireplace with an open fire.



First Floor Landing

With doors off opening to all three bedrooms and to the four piece bathroom suite and access to the first fully boarded and insulated loft.



Bedroom One

14'1 x 8'10

With a fitted double wardrobe with sliding doors, a radiator, a window facing the front elevation and a further built in wardrobe with hanging rails. Access to second fully boarded and insulated loft.



Bedroom Two

11'9 x 8'7

Having a built-in double wardrobe, a window facing the front elevation and a radiator.



Bedroom Three

13'4 x 6'10

With a window facing rear elevation and radiator.



Bathroom

8'7 x 7'9 max

A beautiful four piece bathroom suite which is installed with an oversized shower enclosure with protective screen and thermostatic shower, a panel bath and low-level WC along with a wood grain effect vanity unit housing a wash hand basin. The walls are partially tiled with a radiator and a heated towel rail and an opaque window facing the rear elevation, set within the ceiling or recessed downlights and an extractor fan.



Garage

Accessed from the rear of the property with off-road parking in front. The garage is entered through double timber doors and has power and light.



Rear Garden

A well-tended rear garden with a covered paved patio area with power sockets and lighting, and a second paved patio area to the rear, linked by the stone and gravel pathway cutting through a lawn and well stocked garden with outside light and water supply and gated rear access opening to the garage and off road parking. Situated in the rear garden is the recently installed oil boiler and oil tank.

Addendum

Worcester Bosch oil boiler was installed in 2020 and the plastic oil tank installed in 2024

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.

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