

Town & Country

Estate & Letting Agents

Laburnum Way, Holt, Wrexham

£375,000



Set on a generous plot in a quiet cul-de-sac within a sought-after village, this two-bedroom bungalow offers gas central heating and UPVC double glazing. The accommodation includes a kitchen/diner with utility, spacious living room, conservatory, two double bedrooms, and a four-piece bathroom. Outside, there's off-road parking via double iron gates, a single garage, well-kept front gardens, and a private rear garden with countryside views.

Offered with no onward chain.

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DESCRIPTION

Occupying a desirable position on a generous plot within a quiet cul-de-sac in this sought-after village, this two double bedroom bungalow benefits from gas central heating and UPVC double glazing. The internal layout briefly includes a kitchen/dining room fitted with light oak wall, base and drawer units, with an adjoining utility room, a spacious living room with access to the conservatory, and an inner hallway leading to a four-piece bathroom suite and two well-proportioned double bedrooms. Externally, double iron gates provide access to off-road parking and a single garage, set amidst a neatly maintained lawned and shrub garden. Further iron gates to either side lead to an enclosed rear garden, featuring a range of plants, shrubs, and trees, and enjoying open views over surrounding fields and hills. This property is offered with no onward chain.



LOCATION

Located in the picturesque village of Holt, near Wrexham, this charming two-bedroom bungalow enjoys a peaceful cul-de-sac setting with countryside views. Holt offers a welcoming community, a range of local amenities, and excellent transport links to Wrexham, Chester, and beyond—making it ideal for those seeking village living with convenient access to urban centres.

INNER HALLWAY

Featuring a radiator and access to the loft via a retractable ladder, with doors leading to both double bedrooms and the bathroom suite.



LIVING ROOM

20'1 x 11'6

Featuring a decorative fireplace with a coal-effect fire, two radiators, a front-facing window, a door leading to the inner hallway, and a UPVC double-glazed patio door opening into the conservatory.



KITCHEN/DINING ROOM

18'2 x 12'4 (max)

The kitchen area features wood grain-effect laminate flooring and a range of light oak-style wall, base, and drawer units enhanced by decorative handles. Ample worktop space includes a breakfast bar with a stainless steel single drainer sink, mixer tap, and tiled splashback. Integrated appliances comprise a stainless steel oven and hob with an extractor hood above, along with a fridge. The room benefits from two radiators, sliding double doors that open to the airing cupboard, and windows facing both the front and side elevations. An opaque UPVC double-glazed door provides access to the utility room.



UTILITY ROOM

10'8 x 6'5

Featuring a tiled floor, an opaque window to the front elevation, and an opaque UPVC double glazed rear door, the utility room is fitted with wall-mounted units and houses a Worcester gas boiler. There is also space and plumbing for a washing machine.



BEDROOM ONE

14'3 x 11'6

With a window facing the rear elevation, framing views over the fields and towards the hills beyond. The room includes a fitted triple sliding-door wardrobe with luggage cupboards above, and a radiator.



BEDROOM TWO

11'6 x 10'4

Also featuring a triple sliding door wardrobe with overhead luggage cupboards, a radiator, and a rear-facing window that captures the delightful views.



BATHROOM SUITE

8'5 x 7'9 (max)

This L-shaped bathroom is fitted with a four-piece suite comprising a corner panel bath with mixer tap, a corner shower enclosure with electric shower, and a vanity unit housing a dual flush low-level WC and a wash hand basin with mixer tap. The floor is ceramic tiled, and the walls are fully tiled. Additional features include a chrome heated towel rail, two opaque windows facing the side elevation, recessed ceiling downlights, and an extractor fan.



CONSERVATORY

10 x 9'6

Featuring a ceramic tiled floor and built on a low brick wall with a UPVC double-glazed frame, this space includes French doors that open onto the paved patio area of the rear garden. An internal opaque glazed door provides access to the garage.



GARAGE

16'8 x 9'9

A generously sized single garage accessed via a recently fitted up-and-over door, featuring power, lighting, and a water supply. It includes opaque UPVC double-glazed windows to the rear and side elevations, a sliding timber pedestrian door from the storm porch, and an internal glazed opaque door leading to the conservatory.

OUTBUILDING

7'7 x 6'6

Equipped with power and lighting, this outbuilding is accessed via an opaque UPVC double-glazed door from the side of the property and currently contains a redundant oil tank.



EXTERNALLY FRONT

Double iron gates open to a driveway leading to the property's garage, set amidst beautifully maintained lawn and shrub gardens. A storm porch with a tiled floor and external lighting sits just outside the front door, while iron side gates provide access along both side elevations to the rear garden.



EXTERNALLY REAR



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

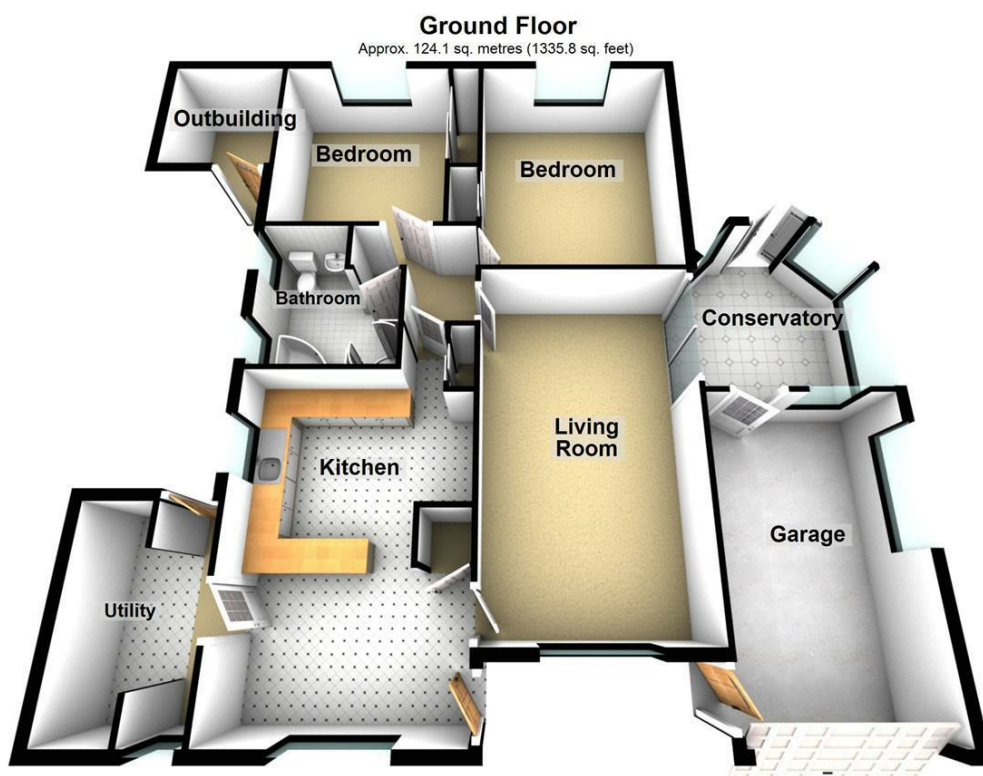
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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



Total area: approx. 124.1 sq. metres (1335.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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