

# Town & Country

Estate & Letting Agents

Castle Street, Holt

£249,950



Located at the heart of this highly desirable and historical village is this beautifully presented farmhouse property, offering any potential purchasers versatile and spacious internal accommodation. The property benefits from UPVC double glazing and gas central heating, and in brief comprises; an entrance hall, kitchen/diner, utility, lounge, sitting room, study and wet room on the ground floor, with two bedrooms and contemporary bathroom on the first floor. with a throughway opening to a kitchen/diner with another throughway leading to a utility area. Externally, to the front of the property are double iron gates opening to a tarmacadam forecourt and parking. Viewings are highly recommended!

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**TEL: 01978 291345**



## Entrance

The property is entered via a UPVC double glazed door to front into the entrance hall. Stairs to first floor. Timber laminate flooring. Exposed beams to ceiling. Doors to:



## Lounge

16'0 x 9'9

Exposed brick wall. Exposed beams to ceiling. Double glazed window to rear. Radiator.



## Kitchen/Diner/Utility

30'1 x 7'6

An attractive kitchen fitted with a range of stylish farmhouse style oak wall, base and drawer units with granite worksurfaces. Stainless steel one and a half bowl sink unit with mixer tap. Space for range cooker and extractor hood above. Ample space for dining table and chairs. The utility area has space and plumbing for a washing machine and dryer. Space for American style fridge-freezer. Exposed brick wall. Column style anthracite radiator. Double glazed window to front x2. Exposed beams to ceiling. Inset spotlights.



## Sitting Room

15'7 x 8'8

Understairs storage cupboard housing a recently installed gas Worcester combination boiler. Timber laminate flooring. Double glazed window to front. Glazed door to side. Radiator.



## Bedroom Three

11'4 x 10'4

Possibility to utilise as an office space or ground floor bedroom. Double glazed window to front. Radiator.



## Wet Room

Low level W/C. Pedestal wash hand

basin. Wall-mounted electric shower. Inset spotlights. Chrome heated towel rail. Extractor fan.

## Landing

Double glazed window to front. Radiator. Lever latch doors to:



## Bedroom One

16'0 x 10'8

Exposed floorboards. Double glazed window to front with opaque high level window to rear. Radiator.



## Bedroom Two

9'2 x 7'0

Double glazed window to front. Radiator.



## Bathroom

6'9 x 6'4

A contemporary white suite. Low level

W/C. Wash hand basin set in vanity unit. Panel enclosed with with thermostatic shower with protective screen. Fully tiled walls. Inset spotlights. Heated towel rail. Opaque window to the side.

### Externally

To the front of the property are double iron gates opening to a tarmacadam forecourt providing ample off-road parking.

### Viewings (Wrexham)

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

### To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

### Services (Wrexham)

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

### Mortgage Advice (Wrexham)

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.

### Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

### Additional Information (Wrexham)

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.



**Ground Floor**



**First Floor**

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	73
(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.