

# Town & Country

Estate & Letting Agents

Holly Bush Bach, Cefn-Y-Bedd, Wrexham

£300,000



A well-presented three-bedroom home set on a generous plot with open countryside views, offering spacious accommodation, a detached garage, ample parking, and beautifully established gardens.

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## DESCRIPTION

Tucked away on a generous plot with open views over fields towards woodland, this three-bedroom property benefits from being predominantly UPVC double glazed and having gas central heating. The light and spacious internal accommodation comprises an entrance conservatory, an inviting reception hall, a living room featuring a living flame gas fire within a marble surround, and a well-appointed kitchen/diner with a rear hall off. To the first floor are three good-sized bedrooms and a four-piece white bathroom suite. Externally, the property occupies a substantial plot with ample parking and turning space, access to a detached garage, established front and side gardens with a variety of plants, shrubs, and trees, a vegetable garden, and a brick block patio seating area.



## LOCATION

5 Holly Bush Bach is situated in a pleasant semi-rural position on the outskirts of Wrexham, enjoying open views over surrounding fields and woodland while remaining conveniently located for local amenities. Wrexham town centre offers a wide range of shops, schools, leisure facilities, and transport links, with easy access to the A483 for commuting towards Chester, Oswestry, and the wider North West.



## ENTRANCE PORCH / CONSERVATORY

The property is entered through a UPVC double-glazed conservatory with a ceramic tiled floor, offering pleasant views over the gardens. An opaque timber glazed door opens into the reception hall.



## RECEPTION HALL

52'5" x 29'6" x 19'8" x 16'4"

A spacious entrance hall featuring wood-grain effect laminate flooring. Stairs rise to the first-floor accommodation with spindle balustrades, and glazed doors open into both the living room and the kitchen.



## LIVING ROOM

49'2" x 13'1" x 45'11" x 3'3"

A lovely living room with a continuation of the wood-grain effect laminate flooring from the reception hall. Features include a UPVC double-glazed patio door opening onto the garden, a radiator, and a marble Adam-style fireplace housing a living flame gas fire.



## KITCHEN / DINING ROOM

49'2" x 13'1" x 49'2" x 6'6"

Fitted with ceramic tiled flooring throughout, a radiator, and an under-stairs shelved storage cupboard. There is a UPVC double-glazed window to the rear elevation and a UPVC double-glazed patio door opening onto the garden. The kitchen is fitted with a range of wall units, an island unit, and work surfaces with tiled splashbacks. A stainless steel circular sink unit with drainer and mixer tap is inset. Integrated appliances include a double oven, hob, and extractor hood, along with a base-level fridge and freezer. There is space and plumbing for a washing machine. A glazed internal door opens into the rear hall.



## REAR HALL

13'1" x 16'4" x 16'4" x 3'3"

With a continuation of the ceramic tiled flooring, the hall houses a wall-mounted gas boiler and meter. A glazed door opens to the side elevation of the property.

## FIRST FLOOR LANDING

Featuring a stained glass UPVC double-glazed window to the rear elevation, a radiator, airing cupboard, and access to the loft space. Doors lead to the bathroom and all three bedrooms, with a continuation of the banister and spindle balustrade from the reception hall.



## BEDROOM ONE

49'2" x 13'1" x 36'1" x 3'3"

Fitted with a range of wardrobes running the length of one wall, with luggage cupboards below and a dressing table. A window to the front elevation offers views over the gardens and fields beyond, with a radiator positioned beneath.



## BEDROOM TWO

32'9" x 3'3" x 26'2" x 16'4"

With fitted wardrobes, cupboards, and drawers. A window to the front elevation enjoys similar views to the main bedroom, with a radiator below.





## BEDROOM THREE

32'9"3'3" x 26'2"16'4"

Also fitted with wardrobes, cupboards, and drawers. A window to the front elevation provides views over the gardens and surrounding fields, with a radiator below.



## BATHROOM

22'11"22'11" x 19'8"9'10"

Installed with a white four-piece bathroom suite comprising a corner panelled bath with mixer tap and handheld shower attachment, a separate shower enclosure with rainfall-style head and thermostatic controls, a low-level WC, and a wash hand basin. Finished with wood-grain effect laminate flooring, partially tiled walls, a radiator, an opaque window to the side elevation, and a panelled ceiling with recessed downlights.



## GARAGE

A detached garage, separate from the main residence, with parking to the front and a concrete patio seating area to the side. The garage benefits from power and lighting, single-glazed windows to the rear and side elevations, an inspection pit, and an external water supply. Access is available via an up-and-over garage door to the front or a partially glazed timber door to the side.

## EXTERNALLY

The property is approached through double timber gates which open onto a generously sized plot. A driveway provides ample off-road parking, with further parking

available to the front of the garage. To the left-hand side of the driveway are attractive gardens, complemented by golden gravel flowerbeds featuring a variety of plants, shrubs, and trees. Beyond this is a vegetable garden with timber sheds and a greenhouse. To the right-hand side of the driveway is a paved gravel garden leading to the property's side access door. Directly to the front of the main residence is a lovely brick block patio area, with further lawned and shrub gardens, again stocked with a variety of plants and shrubs. Low fencing to the front allows views over open fields and towards woodland.



## SERVICES

The property is understood to be connected to mains electricity and water, with gas-fired central heating. Drainage is understood to be via a private system. Prospective purchasers are advised to make their own enquiries to verify the availability and suitability of all services. The agents have not tested any of the appliances listed.

Tenure: Freehold

Council Tax: C

Amount: £1997

## VIEWINGS

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

## TO MAKE AN OFFER

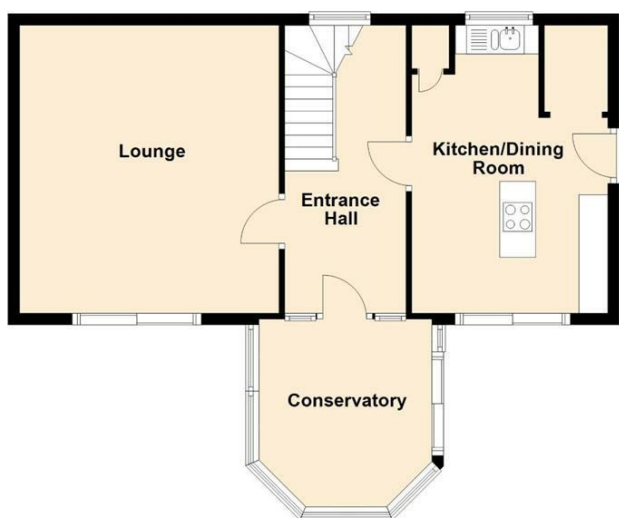
If you would like to make an offer, please contact a member of our team who will assist you further.

## MORTGAGE ADVICE (WREXHAM)

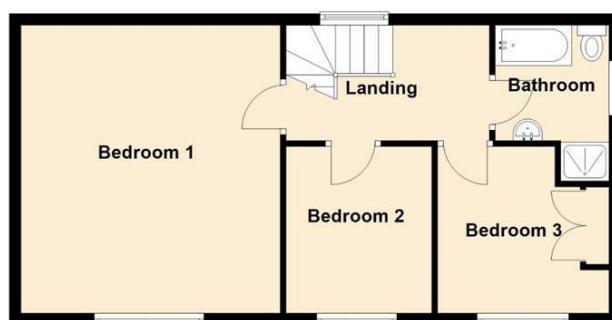
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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

**Ground Floor**  
Approx. 60.4 sq. metres (650.4 sq. feet)



**First Floor**  
Approx. 51.0 sq. metres (548.8 sq. feet)



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
England & Wales	EU Directive 2002/91/EC	