

# Town & Country

Estate & Letting Agents

Dee Park, Wrexham

£275,000



Situated in a highly desirable village with easy access to both Wrexham and Chester, this light and spacious three-bedroom semi-detached home sits on a generous plot. Benefiting from gas central heating and UPVC double glazing, the accommodation comprises an entrance hall with cloak cupboard, sitting room, living room, dining room, and kitchen. The first floor offers a modern three-piece shower room and three bedrooms. Externally, the front provides a lawned garden with parking for several vehicles and side access to the rear. The standout feature is the large rear garden, offering not only excellent space but also elevated views across fields and towards the River Dee.

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## DESCRIPTION

Set within a popular village with convenient access to Wrexham and Chester, this well-proportioned three-bedroom semi-detached home occupies a generous plot. The property benefits from gas central heating and UPVC double glazing, offering accommodation comprising an entrance hall, sitting room, living room, dining room, kitchen, three bedrooms, and a contemporary shower room. Externally, there is ample parking to the front for several vehicles, along with a substantial rear garden enjoying elevated views across fields towards the River Dee.



## LOCATION

Dee Park is situated within the village of Holt, a well-established and popular location offering a range of local amenities including shops, public houses, and a primary school. The area benefits from good road links to Wrexham and Chester, making it suitable for both local and commuting residents. The surrounding countryside and nearby river walks provide additional recreational opportunities.



## ENTRANCE HALL

9'9 x 6'6

Accessed via an opaque UPVC double-glazed door, the hallway features woodgrain-effect laminate flooring, a radiator, a cloaks cupboard, a side window, and stairs rising to the first floor with storage beneath.



## SITTING ROOM

13'2 x 9'1

Includes a bay window to the front elevation, laminate flooring, and a radiator.



## LIVING ROOM

14'8 x 11'6

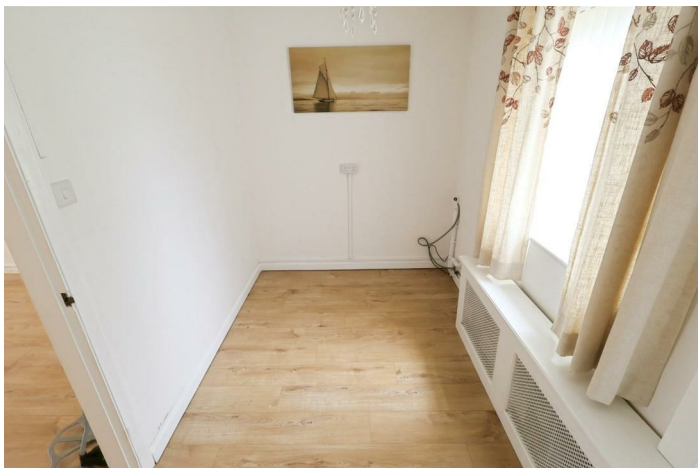
Fitted with laminate flooring, a rear-facing window with a radiator below, and an electric fire with tiled surround.



## KITCHEN

12'5 x 6'2

Equipped with gloss cream wall, base, and drawer units with complementary work surfaces and a resin single drainer sink with mixer tap. Integrated appliances include an oven, hob, and stainless steel extractor hood. There is space and plumbing for a washing machine, a radiator, an under-stairs storage cupboard with lighting, a rear window, and an opaque UPVC double-glazed door leading to the garden.



## DINING ROOM

10'9 x 6'3

Features a rear-facing window, radiator, and laminate flooring.



## BEDROOM ONE

11'2 x 10'8

Includes a built-in wardrobe, front-facing window, and radiator.



## BEDROOM TWO

11'2 x 8'4

Features a built-in storage cupboard and wardrobe, radiator, and a rear-facing window with views over the garden and beyond.



## BEDROOM THREE

9'1 x 9'6

Contains a wall-mounted Worcester gas combination boiler, a front-facing window, and radiator.



## SHOWER ROOM

7'3 x 6'2

Fitted with an oversized shower with glass screen and thermostatic controls, a dual flush WC, and a vanity unit with wash basin. Partly tiled walls, radiator, and two opaque side windows.



## EXTERNALLY

To the front of the property is a long garden with off-road parking and a pathway running along the right-hand side, leading to the main entrance. There is also timber-gated side access to the rear garden. To the rear is a generously sized garden accessed via timber side gating. It includes a paved pathway, patio area, timber shed, greenhouse, outside lighting, and water supply. The garden enjoys particularly attractive views over open fields and towards the River Dee.



## 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.**

## Services

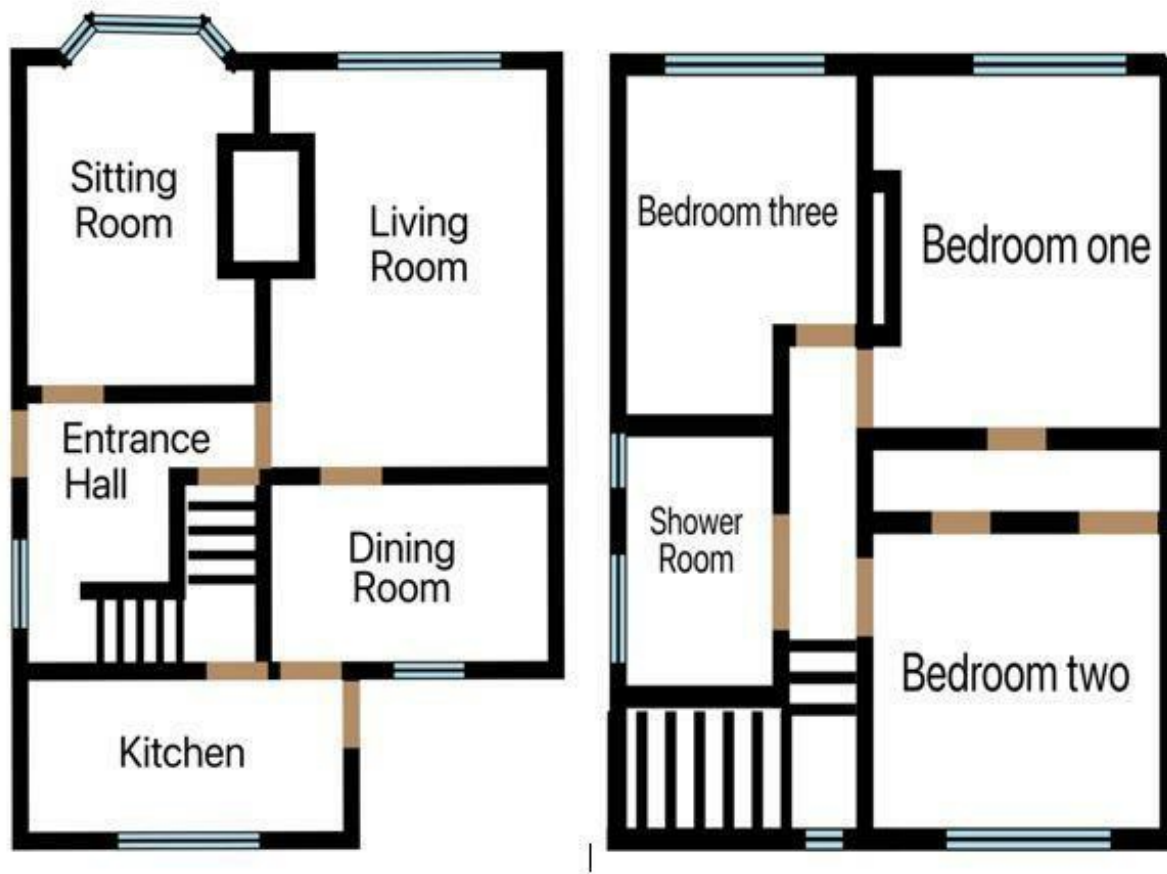
The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax Band - D (£2193 Per Year)







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 |                         |           |
| England & Wales                             | 56                      | 84        |
|                                             | EU Directive 2002/91/EC |           |