



184 Holt Road

Wrexham, LL13 9EB

Offers Over £325,000





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## Entrance Hallway

Solid wooden door leading into entrance hallway with two frosted side panels. Stairs rising to first floor. Under-stairs storage cupboard with power sockets, Tiled flooring. Panelled radiator with cover. Coved ceiling. Ceiling light point. Doors into lounge and dining room.

## Lounge

15'11" x 11'11" (4.84 x 3.64)

Oak single glazed door leading into spacious lounge with uPVC double glazed bay window to the front elevation. Modern panelled radiator. Gas fire set in circular marble surround and hearth. Tiled flooring. Four wall lights. Television point. Oak bi-fold doors leading into:

## Garden Room

10'5" x 10'5" (3.18 x 3.17)

UPVC double glazed garden room, attached to the property with insulated roof. Ceiling light point. Panelled radiator. Tiled flooring. Power sockets. Dual aspect views over the garden area. French style uPVC double glazed doors onto decking. Arch leading into:

## Dining Room

12'10" x 12'5" (3.92 x 3.79)

Two uPVC double glazed windows to the side elevation with venetian blinds. Re polished Mahogany flooring. Feature alcove. Panelled radiator. Coved ceiling. Ceiling light point. Door into entrance hall. Door leading into:

## Kitchen

11'2" x 10'1" (3.4 x 3.08)

Housing a range of modern wall, drawer and base units with work surface over. Integrated 'Fagor' microwave/grill and 'beko' electric fan oven/grill. 'Franke' stainless steel sink unit with mixer tap over. Induction hob with extractor hob above. Integrated fridge freezer, 'bush' dishwasher and washing machine. Brick style splash back tiling. Tiled floor with the added benefit of under-floor heating. Television point. Ceiling light point. Three UPVC double glazed windows to the side and rear elevations. UPVC double glazed frosted door leading to the side elevation.

## To the First Floor

Carpeted stairs from the entrance hall lead to the first floor with uPVC double glazed window to the side elevation.

## Landing Area/Inner Corridor

Carpet landing area with doors off to bedroom one and bathroom. Inner corridor leading to bedrooms two and three. Two ceiling light points. Panelled radiator.

## Bedroom One

15'11" x 12'0" (4.85 x 3.66)

Two uPVC double glazed windows to the front and rear elevation, with the front being bay style. Housing an extensive range of wardrobes with rail, shelves, drawers and down-lighting. Carpet flooring. Two panelled radiators. Telephone point.

## Bedroom Two

10'8" x 9'6" (3.25 x 2.90)

A light airy room with three uPVC double glazed windows to the rear elevation with views of the garden. Laminate flooring. Ceiling light point. Panelled radiator.

## Bedroom Three

12'4" x 6'4" (3.77 x 1.94)

UPVC double glazed window to the side elevation. Laminate flooring. Panel radiator. Ceiling light point.

## Bathroom

9'4" x 8'4" (2.85 x 2.54)

Modern three piece suite comprising low-level WC, wash hand basin and corner panelled bath with mixer tap and shower hose above. Tiled walls and flooring. Chrome heated towel rail. Cupboard housing newly fitted combination boiler and shelving. Access to loft with lighting. Ceiling light point.

## Directions

Proceed left along Holt Street and across the roundabout into Holt Road. Proceed for approx. 1 mile and the property will be observed on the right just prior to the petrol station.

## Outside

### To The Front

To the front of the property there are gates leading to a spacious driveway. The front garden area is laid with decorative stone and slate chippings with established shrubberies. There is hedging to the front and fence panels to one side.

### To the Side

The driveway runs along the side of the property to the rear. There is an outside tap and access into the kitchen via external porch area.

### To the Rear

To the rear is a pleasant lawn garden area with established shrubberies, trees and flowers. There are two decked areas for entertaining with one having a permanent aluminium gazebo. There is

space to park vehicles/caravan which leads to the detached garage. Behind the garage you will find storage for refuse. The garden offers a great degree of privacy and being south facing offers sunshine throughout the day.

### Garage

Brick built with a new roof. Up and over door, power, lighting and two windows to the side elevation.

### Additional Information

The council tax band is band D which is £1741.00 per annum. The property has recently had a new roof, new boiler amongst other work which will be advised during the viewing. There is a hard wired security system.

### Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Offers

To Make An Offer - TO MAKE AN OFFER - MAKE AN APPOINTMENT

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Mortgages

Mortgage Advice - Reid & Roberts Estate Agents can offer you a full

range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Loans

Loans - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services

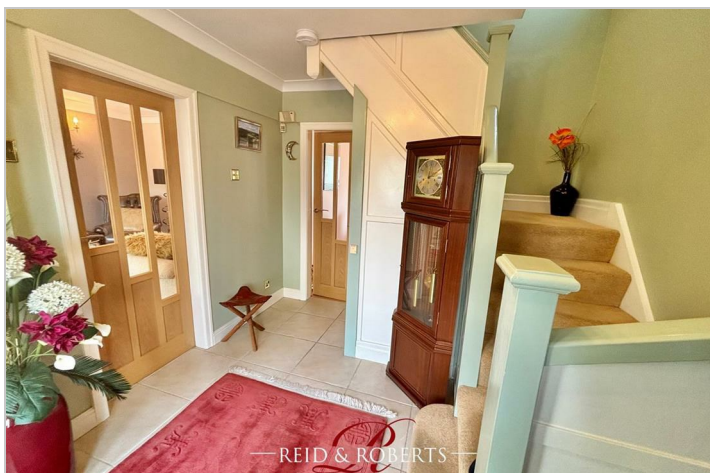
Services - The agents have not tested the appliances listed in the particulars.

### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

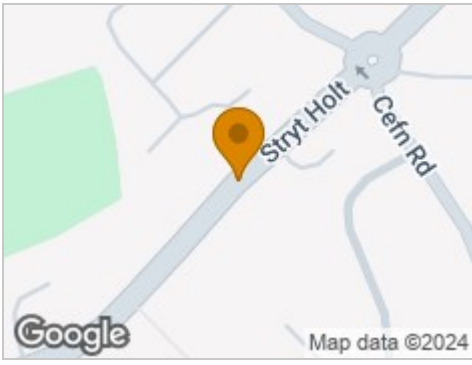
### Hours of Business

Hours Of Business - Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm





### Road Map



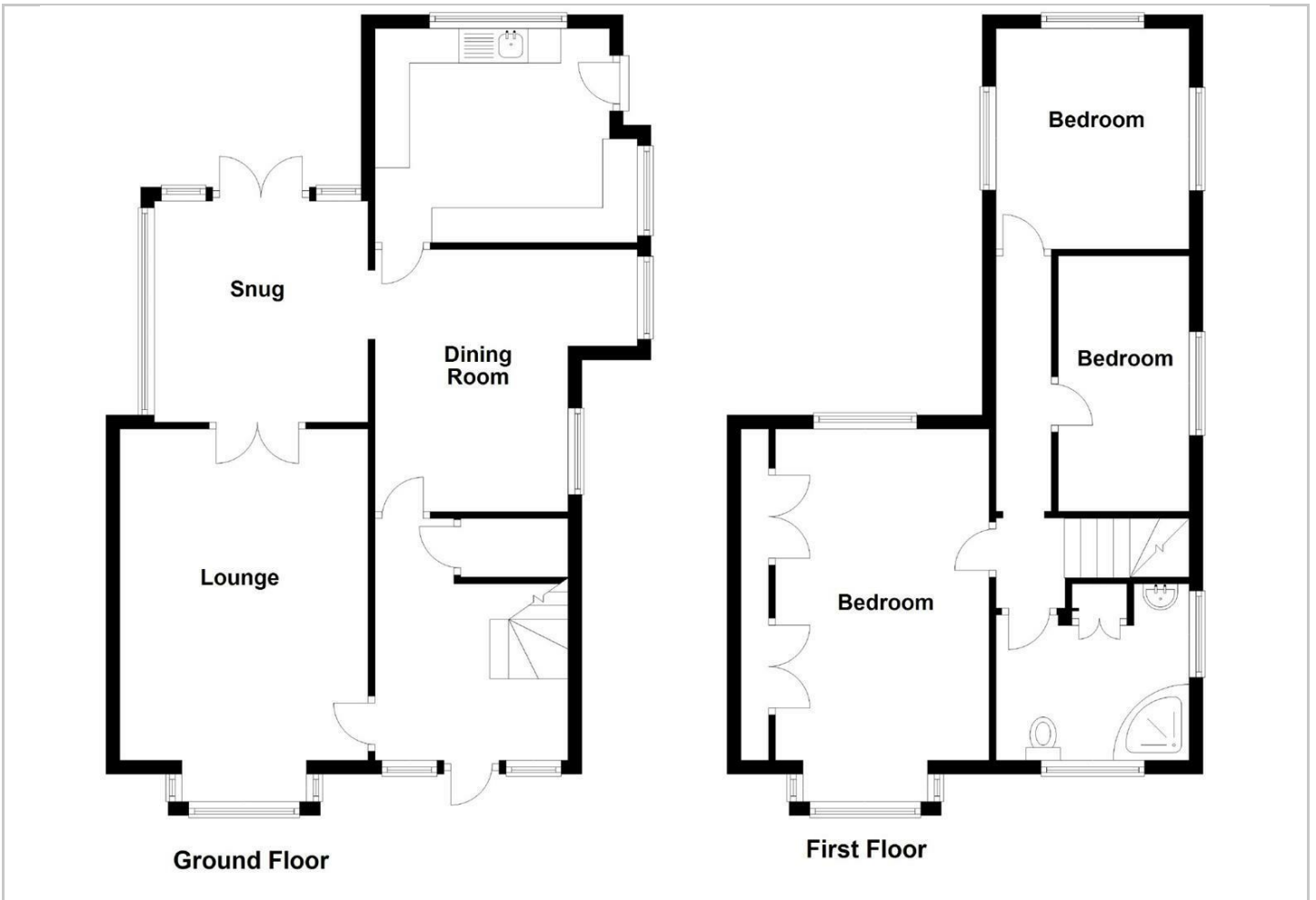
### Hybrid Map



### Terrain Map



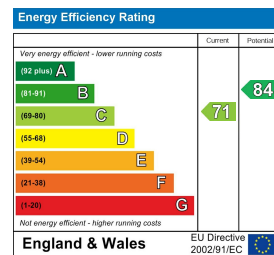
### Floor Plan



### Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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.