



Dee Park, Holt, Wrexham LL13 9YS

welcome to
Dee Park, Holt, Wrexham

This highly unusual, enormously spacious, beautifully presented house has a huge and diverse range of potential uses. It could be occupied as a single wonderful house or used as two independent apartments potentially with part sub-let.

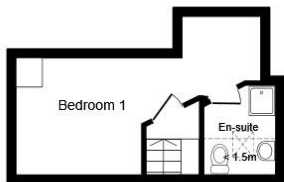




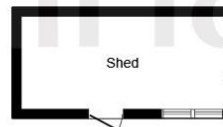
Ground Floor



First Floor



Second Floor



Outbuilding

swetenham

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Communal Front Door

Describing it as two apartments, the communal front door has frosted glazed panel inserts and leads into the Entrance Hall.

Entrance Hall

With quarry tile flooring, radiator, staircase rising to the first and second floor apartment, with understairs storage space, fitted wall cupboards, coat hanging space and an internal door to Apartment 1.

Ground Floor Apartment 1

Spacious, light and beautifully appointed with multiple access points via the communal hall or two further entrances. This spacious and versatile apartment would create wonderful ground floor living space were the house to be reconfigured.

Lounge/Dining Room

20' 3" max x 21' 10" max (6.17m max x 6.65m max)
A glorious open plan family living space a lovely, light L-shaped room with engineered oak plank flooring, sliding double glazed patio doors with vertical blinds leading out to the rear terrace and garden with delightful views over same, a further uPVC double glazed window to the rear elevation with an opening top vent window with stained glass and leaded light effect, radiator under, chimney breast with heavy timber mantle over, cast iron multi-fuel stove (operating ground floor heating) sitting on a slate hearth, dining area with ample space for a dining table and chairs, 3 radiators, coved ceiling, wall light points, glazed panelled doors leading to the Entrance Hall, Utility Room and Bedroom 4, and a sliding door leading into the Kitchen.

Kitchen

9' 9" x 7' 11" (2.97m x 2.41m)
Very well appointed with a gorgeous tiled floor, a uPVC double glazed window to the front elevation, an extensive range of contemporary wall and base kitchen units. work surfaces with drawers and cupboards under, a one and a half bowl sink and drainer unit with mixer tap ,a 4-ring gas hob with chromed fan unit over, integral double oven and grill combination unit, space for a slimline dishwasher, space for a large American-style fridge freezer, complementary wall tiling, and a radiator.

Utility Room

9' 10" x 6' 3" (3.00m x 1.91m)
The private entrance from the driveway has a frosted and glazed panel door to the Utility Room with a lovely tiled floor, frosted double glazed window, door to side, vertical towel rail/radiator, wall-mounted Ideal gas-fired boiler, a range of fitted units, work surface with cupboards under, space and plumbing for a washing machine, matching wall cabinets, a further radiator, and a door leading into the ground floor bathroom.

Bathroom

Bathroom suite comprising a panelled bath in a tiled surround with mixer tap and shower attachment, a fully tiled corner fitted shower cubicle with sliding shower screen doors and fitted thermostatic shower, wash basin with tiled splashback, mixer tap over and cupboard under, electric shaver point, recessed ceiling spotlights, low level WC with dual flush, chromed towel rail/radiator, a frosted double glazed window to the side elevation, laminate flooring, and a door leading into Bedroom 4.

Bedroom 4

10' 3" x 9' 10" (3.12m x 3.00m)
With a uPVC double glazed window to the rear elevation overlooking the garden and beyond, a range of fitted bedroom units to include bedside drawer units, upright wardrobe, over-bed storage cupboards and further built-in wardrobe cupboards with hanging space, shelving and sliding mirror fronted doors, carpet flooring, and a radiator.

First/Second Floor Apartment

A turning staircase rises from the Communal Hallway to the first floor landing, with radiator and doors off to

Sitting Room

18' 3" x 13' 1" (5.56m x 3.99m)
With uPVC double glazed patio doors leading out to a Juliet balcony offering astonishing views to the rear elevation, timber-effect laminate flooring, recessed ceiling spotlights, cast-iron multi-fuel stove on a tiled hearth, and a vertical radiator.

Kitchen

9' 11" x 9' 9" (3.02m x 2.97m)
Comprising an extensive range of contemporary kitchen units, both wall and base, timber-effect work surface with inset stainless steel sink and drainer unit with mixer tap over, a 4-ring gas hob, integral oven and grill combination unit, space and plumbing for a dishwasher, space for an upright fridge freezer, wall-mounted gas-fired boiler for central heating and domestic hot water, timber-effect flooring, a uPVC double glazed window to the front elevation, recessed ceiling spotlights, complementary wall tiling, a radiator, and a door leading to Bedroom 2.

Bedroom 2

15' x 9' 10" (4.57m x 3.00m)
A large and light dual aspect room with uPVC double glazed windows to the front and side elevations, recessed ceiling spotlights, access to roof storage space, carpet flooring, radiator, and a panel door leading into the En-suite Shower Room.

En-Suite Shower Room

Very well appointed with a fully tiled shower cubicle with fitted thermostatic shower, folding shower screen door and combination spotlight extractor fan over, low-level WC, wash basin with cupboard units under, complementary wall tiling to waist height, recessed ceiling spotlight, vertical chromed towel rail/radiator. tiled flooring, and a uPVC double glazed window to the rear elevation with super views over the River valley.



view this property online swetenhams.co.uk/Property/CHS118584



Bedroom 3

10' 2" x 8' 11" (3.10m x 2.72m)

With a uPVC double glazed window to the rear elevation with lovely views, a built-in wardrobe cupboard with hanging space and shelving, carpet flooring, and a radiator.

Bathroom

A well appointed bathroom with a white suite comprising panelled bath in a tiled surround with thermostatic shower over and fitted shower screen, wash basin set in a vanity surround with a display shelf, mixer tap over and cupboards under, low level dual flush WC with concealed cistern, frosted uPVC double glazed windows to the front elevation, vertical chromed towel rail/radiator, and an electric shaver point. fitted laminate flooring.

Second Floor

A narrow turning staircase with cupboard at half landing level rises to the second floor suite.

Bedroom 1

12' 10" + study area x 8' 9" max (3.91m + study area x 2.67m max)

A lovely vaulted room with recessed ceiling spotlights, Velux-style windows with integral blinds, eaves storage space, radiator, a study area with uPVC double glazed windows with astonishing views over the River valley, carpet flooring, and a door leading into the En-suite shower room.

En-Suite Shower Room

Comprising a fully tiled shower cubicle with sliding shower screen doors, thermostatic shower valve and combination light/extractor over, recessed ceiling spotlights, low level WC, wash basin with mixer tap, tiled splashback, and cupboard units under, electric shaver point, a Velux-style window to the front elevation, vertical chromed towel rail/radiator and laminate flooring.

Externally

The property is approached via a gravelled driveway leading to a parking area, with concrete pathways leading to the front door. The ground floor apartment can also be approached directly from the driveway and there is a gated pathway leading to the side utility yard where there is a useful set of storage facilities for coal and timber. The rear garden is a delight - of good size with a beautiful stone flagged patio terrace opening to a square level lawn with a pathway running to a further flagged terrace at the foot of the garden, which has the benefit of extraordinary views. There is a large and useful timber garden store with windows overlooking the garden, with electric lights and power. A wide rear terrace at the foot of the garden has spectacular views over the River valley and fields beyond.

welcome to

Dee Park, Holt Wrexham

- Amazing Semi-Detached Accommodation
- Either Two Apartments or a Single Dwelling
- Enormously Spacious and Beautifully Presented
- 4 Bedrooms and 4 Bathrooms
- Has a Huge and Diverse Range of Potential Uses
- Lovely Gardens and a Spectacular Panoramic View

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

offers in the region of
£375,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS118584



Property Ref:
CHS118584 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


swetenhams



01244 321321



chester@swetenhams.co.uk



28 Lower Bridge Street, CHESTER, Cheshire,
CH1 1RS



swetenhams.co.uk