



Holland Road, Wrexham, LL11 5DR
Price £350,000

Reference: 19243562

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Description

A beautifully presented and individually built 4 bedroom detached family home with garage and conservatory situated on a quiet lane on the fringe of the village enjoying lovely countryside views. The village of Brymbo offers a range of convenient amenities and good road links and the accommodation briefly comprises a composite entrance door opening to the welcoming entrance hall with central staircase rising to 1st floor landing, spacious lounge with gas living flame fire and doors to the conservatory that provides a pleasant aspect over the rear garden. Family sized dining room with door into the kitchen breakfast room appointed with a range of Shaker style base and wall cupboards. Ground floor w.c. and Worcester gas combi boiler. The 1st floor landing gives access to the 4 good sized bedrooms and a well appointed bathroom with bath and separate shower enclosure. Externally, a gated drive provides ample parking alongside the front garden, detached garage, side lawned garden and a rear garden that is a particular feature that enjoys a sunny and private aspect and includes a full width patio, lawned garden and established trees. NO CHAIN. Energy Rating - D (68)

LOCATION

The popular village of Brymbo has a range of day-to-day shopping facilities and social amenities as well as a bus service into Wrexham city centre. There are good road links to the A483 by-pass linking Wrexham, Chester and Oswestry and allowing for daily commuting to the major commercial and industrial centres of the region. The village offers some picturesque countryside walks, cricket and football clubs, convenience store, chemist and village pub. This property is situated fronting a quiet country lane close to open countryside.



DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the Football Ground and Glyndwr University on the right hand side, at the roundabout take the left hand turning passing B&Q on the right and at the next roundabout take the second exit. Continue under the flyover bridge and proceed through the villages of New Broughton, Southsea and Lodge. Continue into the village of Brymbo and take a right turn just after the MOT centre into Green Road and after a short distance turn left onto Holland Road with the property being observed on the left.

ON THE GROUND FLOOR

Part glazed composite entrance door with side window panel opening to the:

WELCOMING HALLWAY

Having central staircase rising to first floor landing, radiator and six panel white woodgrain effect doors off.

LOUNGE

22'7 x 12'0

A spacious reception room with upvc double glazed window overlooking the front garden, two radiators, wall light points, gas fire set within surround, coving to ceiling and sliding patio doors opening to the:

CONSERVATORY

11'11 x 10'7

Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows on a brick plinth, French doors leading out to patio area and wood effect flooring.

DINING ROOM

13'5 x 8'7

A good sized family dining room with upvc double glazed window to front and radiator below, coving to ceiling and six panel white woodgrain effect door opening into the:

KITCHEN/BREAKFAST ROOM

12'6 x 11'9

Appointed with a shaker style range of base and wall cupboards with chrome handles complimented by work surface areas incorporating a single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, space for cooker with pull-out extractor above, plumbing for washing machine, space for under counter fridge and separate freezer, part tiled walls, radiator, useful storage cupboard, wood effect flooring and part glazed door opening to the:

SIDE HALL

With composite part glazed external door, upvc double glazed window, radiator and door to:

CLOAKS/W.C

Appointed with a low flush w.c, upvc double glazed window and Worcester gas combination boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space and six panel white woodgrain effect doors off.

BEDROOM ONE

12'2 x 11'7

Upvc double glazed window to front, radiator and built-in useful storage cupboard.

BEDROOM TWO

11'7 x 8'8

Upvc double glazed window to front and radiator.

BEDROOM THREE

10'7 x 7'8

Upvc double glazed window to rear with countryside views and radiator.

BEDROOM FOUR

10'7 x 7'7

A good sized fourth bedroom with upvc double glazed window from which to admire the countryside views and radiator.

BATHROOM

8'3 x 7'5

Appointed with a four piece white suite of pedestal wash basin with mixer tap, low flush w.c, bath with mixer tap, shower enclosure with electric shower unit, part tiled walls, radiator/heated towel rail and upvc double glazed window.

OUTSIDE

The property is approached through double gates to a private driveway alongside a front lawned garden with two ornate water pumps and a low level stone boundary wall. The driveway continues to the:

GARAGE

21'6 x 12'1

A good sized garage with up and over door, lighting, power points, upvc double glazed side personal door and window.

GARDENS

The lawned garden continues to the side of the property with established privacy hedging and borders. Gates either side of the property lead to the rear garden which is a particular feature of the property that enjoys an excellent degree of privacy and sunny aspect to include full width paved patio area ideal for outdoor entertaining and dining, lawned garden, greenhouse, cold water and ornamental lamppost together with established trees and hedging.

AGENTS NOTE

The adjoining parcel of land may be available separately at a price to be agreed.

COUNCIL TAX BAND - E