

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81 plus) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC	88	EU Directive 2002/91/EC	
England & Wales		England & Wales	
	63		

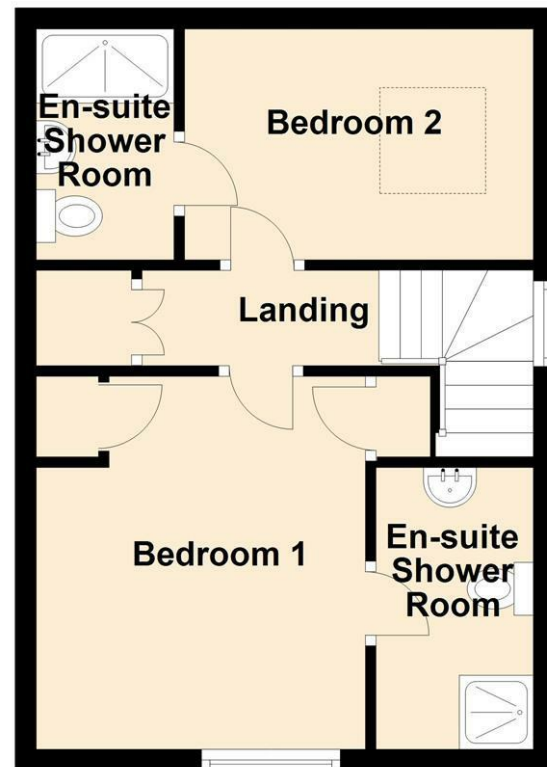
### Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Castle Court, Holt, LL13 9YX

Price £235,000

Reference: 19314166

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 fully refurbished 2 bedroom ( 2 en-suite ) cottage located within the heart of the sought after village of Holt enjoying the benefits of a garden that overlooks Holt Castle and the River Dee together with parking for at least 2 cars and a garage The well planned accommodation offers a blend of modern day comforts with charming features and briefly comprises a canopy porch opening to the entrance hall with oak affect laminate flooring that continues throughout the ground floor, newly fitted cloaks/w.c., spacious lounge with an open aspect into the sociable kitchen dining room that has been stylishly appointed with a range of gloss fronted store cupboards with some integrated appliances, utility cupboard with plumbing for washing machine and additional store cupboard housing the gas combi boiler. The 1st floor landing has a useful store cupboard and connects the newly carpeted 2 bedrooms which can both accommodate doubles beds and have the luxury of new en-suite shower rooms. To the front and side of the property are patio/seating areas. To the rear is a parking area together with garage and enclosed garden with far reaching views. NO CHAIN. Energy Rating – D (63)

### LOCATION

Castle Court is located within the popular and historical village of Holt with views towards the Castle. Bordering the picturesque River Dee and being ideally situated for access to cities of Wrexham and Chester, the village offers a good range of local amenities to include a convenience store, post office, cafés and restaurants as well as a popular and highly regarded primary school. Lovely scenic walks along the River Dee and good road networks to Wrexham Industrial Estate, Chester Business Park and Shropshire.



### DIRECTIONS

Proceed from Wrexham along the Holt Road A534 for approximately five miles and take the left hand turning signposted Holt passing Bellis's Garden Centre on the left hand side, proceed through the village and take a right hand at The Cross onto School Lane and the property will be observed on the right forming part of Castle Court.

### ON THE GROUND FLOOR

Canopy porch with part glazed door opening to:

### ENTRANCE HALL

Featuring newly fitted wood effect oak flooring, turned staircase, radiator and four panel white woodgrain effect doors off.

### CLOAKROOM/W.C

Newly appointed with a two piece white suite of close coupled w.c with dual flush, wash basin with chrome mixer tap set within gloss fronted vanity cupboard, part tiled walls, obscure glass window and wood effect laminate flooring.

### LOUNGE

12'4 x 11'7

A light and airy reception room having double glazed window to front with radiator below, obscure glazed window to side, oak effect laminate flooring and an open aspect to:

### KITCHEN/DINING ROOM

15'7 x 10'3

Appointed with a range of gloss fronted base cabinets complimented by wood effect work surface areas incorporating a black single drainer sink unit matching mixer tap, four ring electric hob with double oven/grill below, integrated fridge freezer, part tiled walls illuminated by pelmet lighting, radiator, oak effect laminate flooring, upvc part glazed external door and side window. Store cupboard having plumbing for automatic washing machine and further storage cupboard housing the Baxi gas combination boiler in gloss fronted wall cupboard.

### ON THE FIRST FLOOR

Approached via the turned staircase from the entrance hall to:

### LANDING

With newly fitted carpet, upvc double glazed side window with fitted blinds, ceiling hatch to roof space and double door store cupboard with lighting.

### BEDROOM ONE

11'7 x 10'2

Three double glazed windows with pleasant views towards the church, radiator, newly fitted carpet, useful wardrobe/storage cupboard with inset light, additional storage cupboard and four panel white woodgrain effect door opening to:

### EN-SUITE

Newly appointed with a white suite of close coupled w.c with dual flush, wash basin with chrome mixer tap set within vanity cupboard, shower enclosure with mains thermostatic shower and Drench style shower head, fully tiled walls, chrome heated towel rail, wood effect oak flooring, inset ceiling spotlights, shaver point and extractor fan.

### BEDROOM TWO

11'11 x 7'0

Having space for double bed, Velux roof light window, radiator, newly fitted carpet and four panel white woodgrain effect door opening to:

### EN-SUITE

Appointed with a new white suite of close coupled w.c with dual flush, wash basin with chrome taps and a gloss fronted vanity cupboard, shower area with mains thermostatic and Drench style shower head, chrome heated towel rail, fully tiled walls, oak effect flooring, inset ceiling spotlights and extractor fan.

### OUTSIDE

The property is approached from the front to a patio area with paving and decorative gravel which continues to a side gated paved area with external electric sockets, up and down wall light and cold water tap. The rear parking is accessed underneath the arch together with the:

### GARAGE

21'7 x 10'0

Having metal up and over door, upvc double glazed personal door, rear window, lighting and power.

### GARDENS

Alongside the garage is a good sized garden designed for low maintenance to create a sociable patio area from which to admire the views of Holt Castle and the River Dee.

### COUNCIL TAX BAND - D