

Town & Country

Estate & Letting Agents

Holt Road, Wrexham

Offers In Excess Of £330,000



Situated on a substantial sized plot in one of Wrexham's main boroughs. This detached home benefits from UPVC double glazing and gas central heating. Well-presented internal accommodation comprises, a spacious entrance hall, living room, dining room, orangery, and kitchen. To the first floor, the landing offers access to three good size bedrooms and the bathroom suite. Externally the property is approached through double iron gates opening to ample driveway and off-road parking which intern leads to an oversized garage, a low maintenance shrub and gravelled front garden. The rear garden itself is laid to lawn with well stocked and colourful borders, a deck patio directly from the main residence and a second patio with steel framed covered pergola and timber summerhouse

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Externally Front

The property is approached through double gates opening to a driveway, providing ample parking spaces, and leading to the garage. Alongside runs a low maintenance, predominantly gravelled garden with central paved area and a variety of plants and shrubs.



Entrance Hall

11'9 x 8'10

A timber panel and lead glazed front door opens to a spacious and inviting entrance hall with a ceramic tiled flooring, a radiator, stairs off rising to the first floor accommodation with a storage cupboard below with an oak door and glazed oak doors, open to the living room and dining room.



Living Room

17'9 x 11'9

Featuring a bay window to the front with column style radiator below, a ceramic tile floor. Having an inset living flame gas fire with circular marble surround and hearth along with folding oak doors opening to the Orangery.

Orangery

10'2 x 9'8

Also with ceramic tiled floor running through from the living room and having, UPVC double glazed door opens to the rear garden deck patio area, an arched throughway leads to the dining room.



Dining Room

12'1 x 12'1 max

With mahogany wood flooring, a bay window to the side elevation, and a secondary slimline window also facing the side elevation. An oak door off opens to the kitchen.



Kitchen

11'4 x 9'9 max

The kitchen is installed with an array of modern black and white gloss wall, base and drawer units which are complemented by stainless steel handles. Ample work surface space houses a stainless-steel single drainer sink unit with adjustable mixer tap along with tiled splashback. Integrated appliances include stainless steel oven, combination, microwave and grill, an induction hob below a stainless-steel extractor hood along with a fridge/freezer dishwasher and a housing unit for a washing machine. The flooring is ceramic tiled with underfloor heating and with triple aspect windows facing both side elevations and the rear elevation, a UPVC double glazed door opens to the rear garden.



First Floor Landing

With a window facing the side elevation, radiator, and doors off opening to all three bedrooms and the bathroom suite.



Bedroom One

11'5 x 17'5

A double aspect bedroom with a bay window facing the front elevation with a radiator below and a second window facing the rear elevation, also with a radiator below.



Bedroom Two

10'9 x 9'2

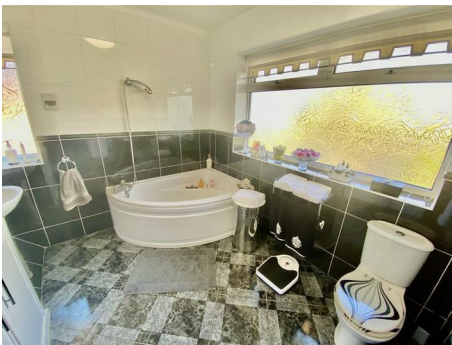
This triple aspect room with Windows facing both side elevations and the rear elevation. It is currently utilised as a sewing room, with engineered oak flooring and a radiator.



Bedroom Three

11'10 x 6'4

Also with engineered oak flooring and a window to the side elevation with a radiator below.



Bathroom

Installed with a three-piece white suite, comprising a corner panel bath with mixer tap and handheld shower extension, a dual flush low level WC, a pedestal wash hand basin, chrome heated towel rail, a fitted floor to ceiling cupboard which also houses the gas combination boiler. Fully tiled walls and ceramic tiled floor, and double aspect opaque windows facing side and front elevations.



Rear Garden

A beautifully presented rear garden providing further off-road parking to the front of the garage alongside a lawned garden with well stocked and colourful shrub borders. A deck patio directly outside the Orangery and a further deck patio area with fixed steel frame covered pergola and summer house.



Summer House

6'7 x 6'4

A timber summer house with glazed double doors opening to the deck patio area and pergola, with internal and external sockets.



Garage

An oversized detached garage with two single glazed windows to the side elevation, accessed through an up and over garage door and having power and light.

Services

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

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

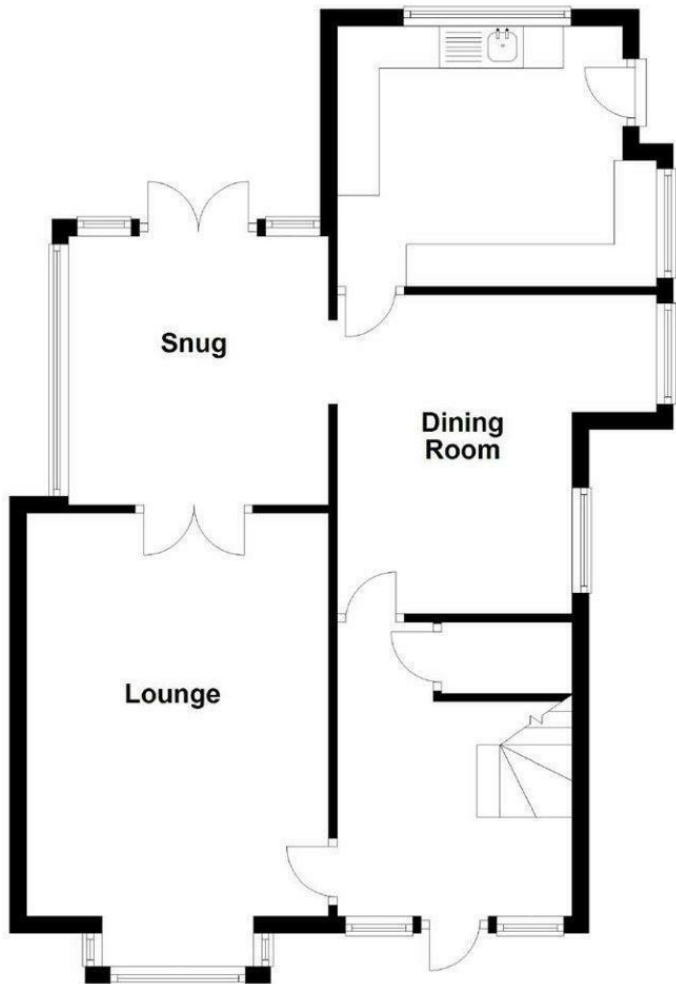
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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

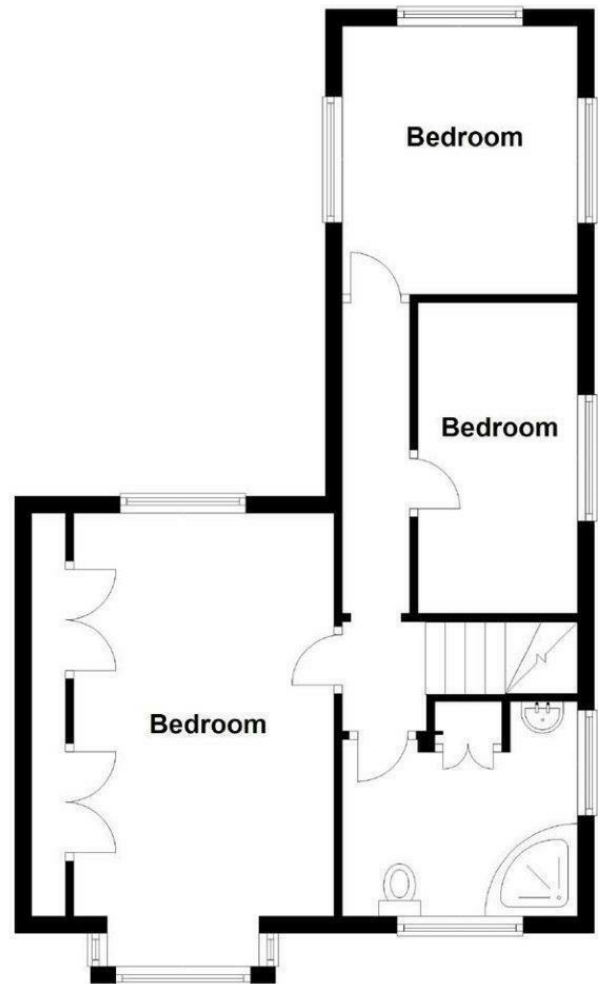
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Ground Floor



First Floor

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	