

# Town & Country

Estate & Letting Agents

Smithfield Green, Wrexham

£575,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* This charming detached house located in the picturesque Smithfield Green, Holt, Wrexham boasts internal accommodation made up of three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there is plenty of room for the whole family to unwind and make this house a home.

The two bathrooms in this property provide convenience and comfort, ensuring that busy mornings run smoothly and that relaxation is always within reach. The layout of this house is perfect for those seeking a balance between privacy and togetherness, with separate living spaces that cater to various needs.

Situated in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property provides a sense of exclusivity and independence, allowing you to enjoy your own space without compromise.

Whether you are looking to host elegant dinner parties in the reception rooms or simply enjoy a quiet evening in one of the well-appointed bedrooms, this house offers endless possibilities for creating lasting memories. Don't miss the opportunity to make this delightful property your own and experience the best of countryside living in Wrexham.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Entrance Porch

The property is entered through a timber panel and glazed front door opening to an entrance porch with an engineered oak flooring, double glazed windows to the front and side elevations and a door opening to the dining room.



## Dining Room

With a continuation of the engineered flooring, having a double glazed window facing the front elevation with the radiator below and exposed beams, doors off to the lounge and sitting room, glazed double doors opening to the kitchen/breakfast room and stairs rising to the first floor accommodation.



## Sitting Room

15'11 x 12'10 excluding bay

A lovely double aspect room with a double glazed bay window facing the front elevation and, a double glazed window to the rear elevation with a radiator below, exposed beams and a living flame gas fire set within a ceramic tiles and cast-iron fireplace with an ornate Adams style surround.







## Lounge

Another double aspect room with a double glazed window to the front elevation and a UPVC double glaze window to the rear, a radiator, exposed beam to the ceiling and featuring an open cast-iron and ceramic tile fireplace and an ornate Adams style surround.

## Kitchen./ Dining Room

14'6 x 13'10

The kitchen is fitted with a range of attractive wall, base and drawer units along with a coordinating display cabinet. Wood grain effect work surfaces housing a ceramic one and a half bowl sink unit with mixer tap. Integrated appliances include a double oven, microwave, hob and extractor fan along with a fridge/freezer and dishwasher. The flooring is ceramic tiled with an exposed brick wall, radiator, storage cupboard and a UPVC double glazed window and UPVC double glazed French doors opening to the rear garden.



## First Floor Landing

With UPVC double glazed windows to either side elevations, a

banister with ornate balustrades, and stripped pine doors off opening to all four bedrooms and to the bathroom suite.



## Principle Bedroom

12'10 x 9'10

Having a double glazed window to the front elevation with a radiator below, a UPVC double glazed window to the rear elevation and a pine interior door opening to the ensuite shower room.



## Ensuite Shower Room

7'9 x 5'8

Installed with a corner shower enclosure with electric shower, dual flush low level WC and a vanity unit with a wash hand basin and waterfall style mixer tap. The walls are fully tiled with a chrome towel rail and UPVC double glazed window facing the rear elevation.





**Bedroom Two**

14'6 x 12'11

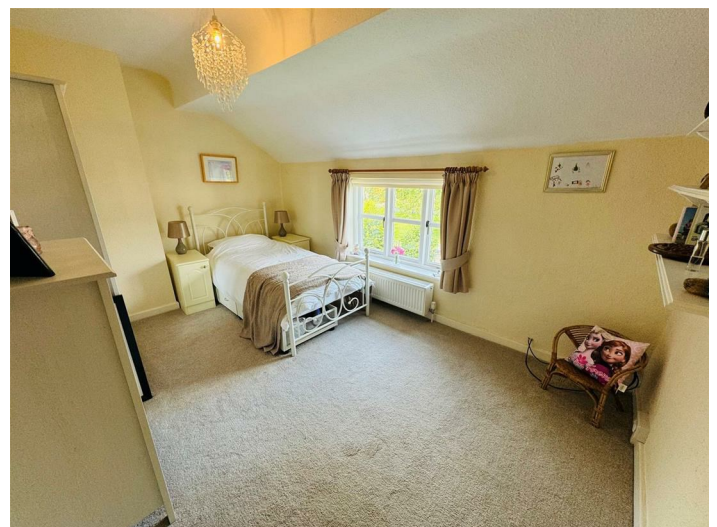
A double aspect room with UPVC double glaze windows facing rear inside elevations with a radiator.



**Bedroom Three**

12'1 x 11'1

Fitted with a range of triple door wardrobes with mirror inserts, a double glazed window to the front elevation with a radiator below.



**Bedroom Four**

13'8 x 9'2

Having a double glazed window facing the front elevation with a radiator below.





## Bathroom

6'10 x 6'5

A beautiful four piece white suite comprising a roll top Victorian style bath with central mixer tap incorporating a handheld shower extension, a separate shower enclosure with a fixed head thermostatic shower, a low level WC, pedestal wash hand basin, fully tiled walls, radiator, ceramic tiled floor and a UPVC opaque double glazed window facing the rear elevation.



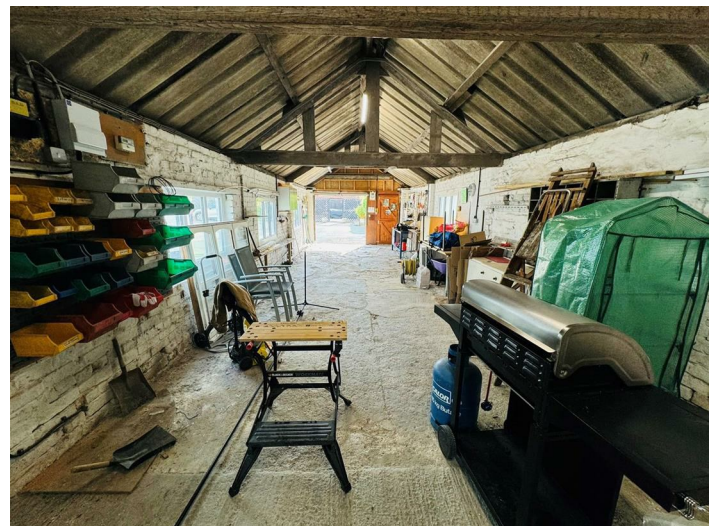
## Outside Utility Room

13'7 x 7'8

Fitted with the range of shaker style wall, base and drawer units with ornate handles and woodgrain affect work services housing a one and a half bowl ceramic sink unit with mixer tap and tiled splashback. Space and plumbing for washing machine, UPVC double glazed window to the side elevation, radiator and recessed down lights set within the ceiling.

## Outdoor WC

Installed with a dual flush low level WC with a gas wall mounted boiler above.



## Garage/ Workshop

46'3 x 13'9

A large tandem garage accessed either through an up and over garage door or through timber pedestrian access doors located to the side of the up and over garage door or along the side elevation of the garage. With four UPVC double glazed windows to each side elevation and benefiting from power supply and lighting.





## Externally

The property is entered through double iron Gates which open to a driveway leading to the rear of the property and ample off-road parking along with access to the garage and timber shed and a seating area. Both front and rear gardens are beautifully tended, laid to lawn with a scattering of colourful plants shrubs and trees



## 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

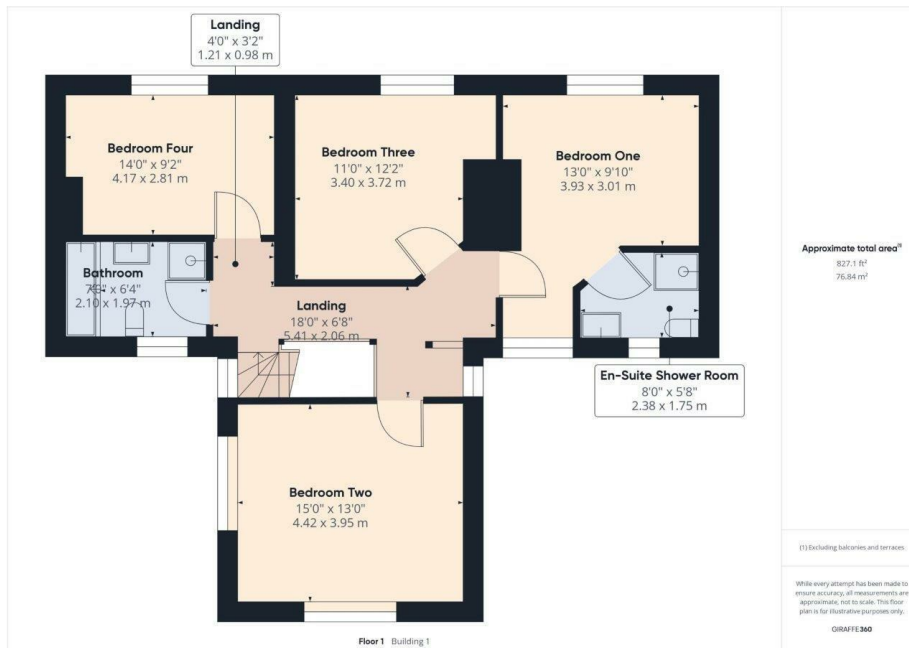
around to suit your needs. For more information contact the Wrexham office on 01978 291345.

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.



### Energy Efficiency Rating

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

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.