

# Town & Country

Estate & Letting Agents

Laburnum Way, Holt, Wrexham

Offers Over £385,000



A beautifully presented three-bedroom link-detached home in a quiet Holt cul-de-sac. Features include a log-burning stove, shaker-style kitchen, contemporary bathroom, ample parking with garage, and private gardens with a sunny aspect. Ideal for families seeking a modern yet characterful village home.

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## DESCRIPTION

Tucked away within a quiet cul-de-sac in the highly desirable village of Holt, this beautifully presented and spacious three-bedroom link-detached family home offers modern living with a traditional touch. Benefiting from UPVC double glazing, gas central heating and a CCTV system (include in the sale), the property comprises an inviting entrance hall with cloakroom WC, a double-aspect living room with a log burner, a sitting/dining room, and a stylish shaker-style kitchen with integrated appliances. The first floor accommodation offers three well-proportioned bedrooms and a contemporary four-piece bathroom suite. Externally, there is ample off-road parking, a single garage, and a well-maintained garden with lawned and paved areas enjoying a sunny aspect.



## LOCATION

The picturesque village of Holt lies on the Welsh-English border, approximately five miles north-east of Wrexham. Renowned for its historic charm and scenic riverside walks along the River Dee, Holt offers a strong community spirit, a range of local amenities including shops, pubs, and cafes, and easy access to Chester and Wrexham via nearby road links. The area is also served by well-regarded schools, making it a highly desirable location for families and commuters alike.



## ENTRANCE HALL

The property is entered through an opaque and stained-glass UPVC double-glazed door,

opening onto a mat well and woodgrain laminate flooring. An inviting space with a radiator, stairs rising to the first floor, a window to the front elevation, and a built-in triple sliding door cloaks/storage cupboard. Doors lead to the cloakroom WC, kitchen, and living room.



## CLOAKROOM

Fitted with a low-level WC and a corner wash hand basin with tiled splashback. There is an opaque window to the front elevation.



## SITTING/DINING ROOM

11'9 x 11'9

With woodgrain laminate flooring, a window to the rear elevation, a radiator, and an open walkway into the kitchen.



## LIVING ROOM

17'1 x 13'0

A spacious and bright double-aspect living room with windows to the rear and side elevations, two radiators, and a continuation of the woodgrain laminate flooring from the entrance hall. A glazed door opens to the sitting/dining room, and a UPVC double-glazed door leads to the rear garden. The focal point of the room is a charming fireplace with exposed brickwork, a quarry tile hearth, and a wooden mantel housing a log burner.



## KITCHEN

11'5 x 8'5

Fitted with a range of shaker-style wall, base, and drawer units complemented by stainless steel handles and wood-effect work surfaces. Features include a stainless steel single drainer sink with mixer tap and tiled splashback, integrated double oven, microwave, hob with extractor hood, dishwasher, and fridge/freezer. The ceiling is fitted with recessed lighting. A window faces the front elevation, and a UPVC double-glazed door opens to the side of the property.



## FIRST FLOOR LANDING

With access to the loft via a retractable wooden ladder, a built-in shelved storage cupboard, a radiator, and doors leading to the bathroom and all three bedrooms.



## BEDROOM THREE

9'7 x 8'6

With woodgrain laminate flooring, a built-in wardrobe, a window to the front elevation, and a radiator.



## BEDROOM ONE

14'4 x 12'0

A spacious double bedroom with a built-in double wardrobe, windows to both the rear and side elevations offering lovely rural views, and two radiators.



## BATHROOM

8'6 x 5'9

A beautifully appointed, contemporary four-piece suite comprising a panelled bath with mixer tap, vanity unit with integrated dual-flush WC and wash hand basin, and an oversized corner shower enclosure with dual-head thermostatic shower. The walls are part-tiled, there is an opaque window to the front elevation, an anthracite heated towel rail, and a UPVC-clad ceiling with extractor fan and recessed downlights.



## BEDROOM TWO

12'2 x 12'2

Another generous double bedroom with a built-in double wardrobe, a window to the rear elevation, and a radiator.



## EXTERNALLY

To the front of the property is ample block-paved off-road parking and a pathway leading to the main entrance door. There are external lights beside both the main entrance and kitchen doors. A timber side gate opens to a

predominantly lawned garden, with a concrete pathway running along the side of the property to the rear. The rear garden is mainly paved with brick-edged raised planters, external lighting, and a timber storage shed.

## GARAGE

19'0 x 9'2

Accessed via a single up-and-over door, the garage benefits from power, lighting, plumbing and space for a washing machine and dryer, a single-glazed window to the rear elevation, and a timber pedestrian door to the rear.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E £2680.00

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

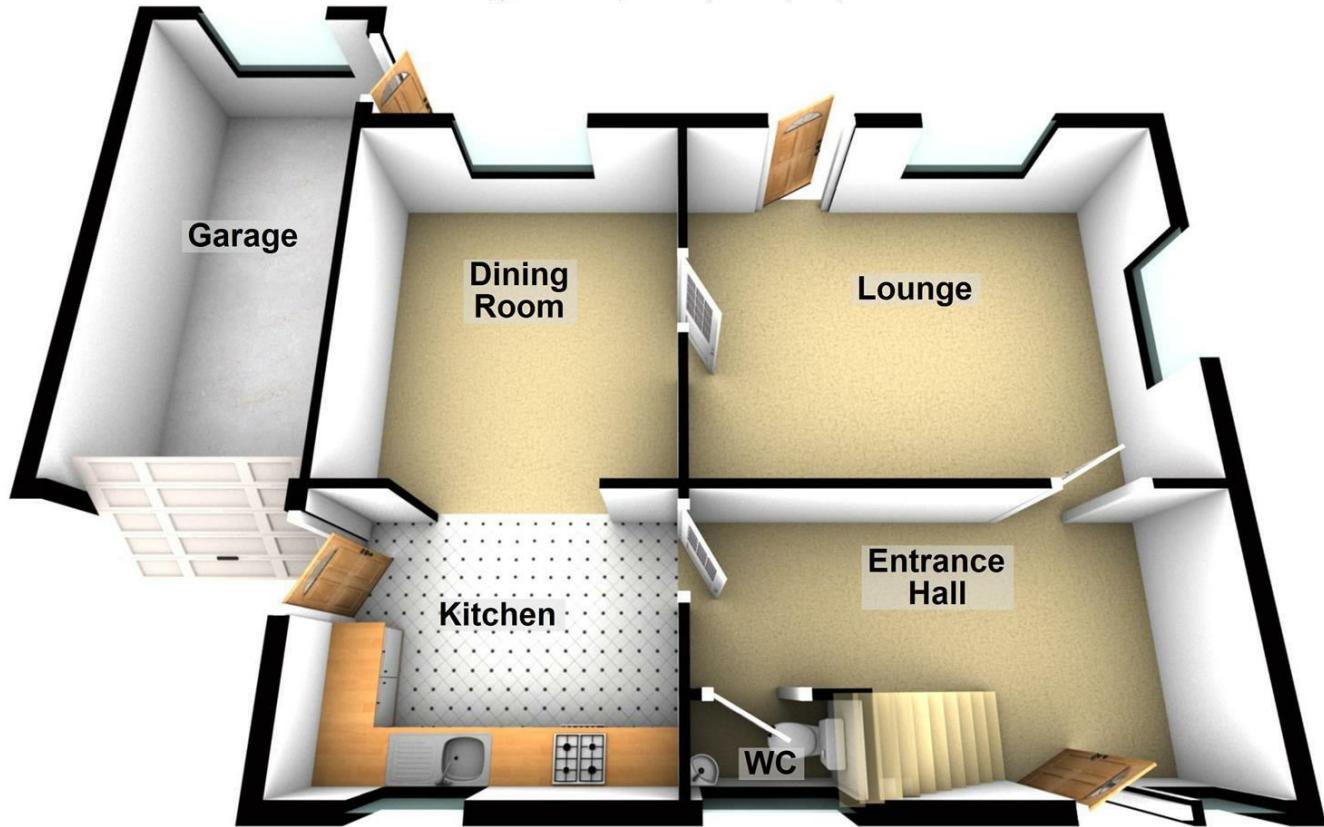
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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

## Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



Total area: approx. 130.5 sq. metres (1404.9 sq. feet)

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