

# Town & Country

Estate & Letting Agents

Smithfield Green, Wrexham

£450,000



Extended from the original building constructed in 1878, this detached, light and spacious property enjoys a position overlooking the green within the highly desirable village of Holt and is offered with no onward chain. Benefiting from oil-fired central heating and UPVC double glazing, the accommodation comprises an inviting entrance hall, a spacious living room with open fire, a kitchen/breakfast room with adjoining dining room and patio doors to the rear garden. A side passageway provides access to a cloakroom WC, utility room and annex. The first-floor accommodation includes four double bedrooms and a modern three-piece shower room, with the principal bedroom benefiting from an en-suite WC and wash hand basin. The annex, accessed from the rear garden or side passageway, has its own kitchenette and en-suite shower room. Externally, the front of the property offers off-road parking in front of the garage and a lawned garden with stone boundary wall. The rear garden is generously sized, with two paved patio levels, lawned areas, a large timber shed, and covered storage.

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## DESCRIPTION

Fir Tree Cottage is a detached property situated on Smithfield Green in Wrexham. The accommodation includes an entrance hall, living room, kitchen/breakfast room, dining room, utility room, cloakroom WC, four bedrooms, a shower room, and an annex with kitchenette and shower room. Externally, the property benefits from off-road parking, a garage, and front and rear gardens. The property is offered with no onward chain.



## LOCATION

Smithfield Green is situated within the village of Holt, a well-established and popular location offering a range of local amenities including shops, public houses, and a primary school. The area benefits from good road links to Wrexham and Chester, making it suitable for both local and commuting residents. The surrounding countryside and nearby river walks provide additional recreational opportunities.

## ENTRANCE HALL

20'9" x 5'6"

The property is entered through an opaque leaded UPVC double-glazed door, opening into a spacious entrance hall with a radiator. Stairs rise to the first-floor accommodation with pine banister and spindle balustrades. Doors lead to the living room and kitchen/breakfast room.



## LIVING ROOM

12'4" x 20'1"

With two UPVC double-glazed windows facing the front elevation, radiators below, and featuring an open fire with surround.





## KITCHEN/BREAKFAST ROOM

15'4" x 14'3"

With ceramic tiled flooring throughout, a radiator, a window to the side passageway, and a display window to the dining room. The room houses a floor-standing oil boiler and is fitted with a range of light wood effect wall, base and drawer units, complemented by a display cabinet and stainless-steel handles. Integrated appliances include a stainless-steel double oven, electric hob and extractor hood. Ample work surface space supports a stainless-steel 2½-bowl single-drainer sink unit with mixer tap. There is space and plumbing for a dishwasher. An opaque UPVC double-glazed door opens to the side passageway, with an internal door to the dining room.



## DINING ROOM

14'8" x 10'6"

With wood block flooring, a radiator, and fitted units comprising base cabinets and shelving running the length of one wall. Patio doors open to the rear garden.

## SIDE PASSAGEWAY

32' x 3'4"

With skylights along the roofline, the side passageway can be entered via an opaque UPVC double-glazed door from the front, with a window alongside. Doors open to the cloakroom WC, utility room, annex, and to the rear garden.

## CLOAKROOM W/C

5'6" x 2'8"

With partially tiled walls, an opaque window to the front elevation, and fitted with a dual-flush low-level WC.



## UTILITY ROOM

12'6" x 5'6"

With ceramic tiled flooring, a fitted range of wall and base units, and work surface housing a stainless-steel single-drainer sink unit. There is space and plumbing for a washing machine and a single-glazed window overlooking the side passageway.

## FIRST FLOOR LANDING

With a window to the side elevation, continuation of the pine banister and balustrades, an over-stairs storage cupboard, a built-in shelved storage cupboard, an airing cupboard, and doors opening to all four bedrooms and the shower room.



## PRINCIPAL BEDROOM

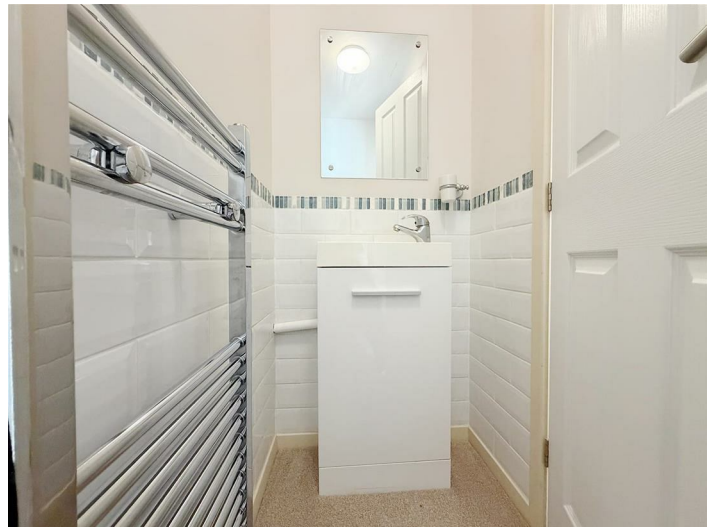
12'1" x 10'7"

Fitted with a range of wardrobes (two double and one single). A window faces the rear elevation with a radiator below. A door opens to the en-suite.



## EN SUITE

With partially tiled walls, a chrome heated towel rail, and fitted with a modern dual-flush low-level WC and vanity unit housing a wash hand basin with mixer tap.





**BEDROOM TWO**

11'8" x 7'8"

With a window to the side elevation, radiator below, fitted triple wardrobes with luggage cupboards above, and a vanity unit housing a wash hand basin.



**BEDROOM THREE**

12'5" x 10'

Fitted with a range of wardrobes with luggage cupboards above and a chest of drawers. A window faces the front elevation with a radiator below.





#### BEDROOM FOUR

12'5" x 8'7"

Fitted with triple-door wardrobes, a window facing the front elevation, and a radiator.



#### SHOWER ROOM

8'9" x 5'6"

Installed with a modern three-piece suite comprising an oversized shower enclosure with electric shower, low-level WC, and vanity unit housing a wash hand basin. Partially tiled walls, a chrome heated towel rail, and an opaque window to the side elevation complete the room.



#### ANNEX

16'5" x 14'1" max

Accessed from either the side passageway or the rear garden, the annex has two windows overlooking the rear garden, two radiators, and a kitchenette fitted with wall and base units, a stainless-steel single-drainer sink unit with mixer tap, and tiled splashback. A door opens to the shower room.



#### EXTERNALLY

Directly to the front of the property is a lawned garden with stone raised shrub planters and a stone boundary wall. Off-road parking is positioned to the front of the garage, with timber gated access to the side storage space. The rear garden is of generous proportions, featuring dual-level paved patio areas, outside lighting and water supply, a lawned garden, and a timber storage shed (23' x 7'6") with power, lighting, and a UPVC double-glazed window overlooking the garden. There is also a covered storage area positioned to the rear.

#### 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.**

#### Services (Wrexham)

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

Council Tax - F £3168

#### 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.

#### Viewings (Wrexham)

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



ANNEX KITCHEN



ANNEX SHOWER ROOM

Fitted with a low-level WC, pedestal wash hand basin, and a low-base corner shower enclosure with electric shower. Partially tiled walls, an opaque window to the side elevation, and a radiator.

House Approx. 142.08 metres ( 1535 sq.ft)  
 Annex Approx. 24.08 metres ( 259 sq.ft)



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		41	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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 most 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.