

Town & Country

Estate & Letting Agents

The Orchards, Holt, Wrexham

£295,000



Situated within this highly sought-after village, this well-presented four-bedroom semi-detached home benefits from gas central heating and predominantly uPVC double glazing throughout. The accommodation briefly comprises an entrance hall, cloakroom WC, fitted kitchen, spacious living room with log burner, and a conservatory overlooking the rear garden. The first floor offers three bedrooms and a modern family bathroom, while the second floor is dedicated to a generous principal bedroom with fitted wardrobes and skylights to both the front and rear. Externally, the property benefits from two brick-block off-road parking spaces, timber side access and a low-maintenance enclosed rear garden with a timber shed.

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DESCRIPTION

Situated in the popular village of Holt, this property enjoys a desirable setting within easy reach of a range of everyday amenities, including a convenience store, cafés, pubs, a pharmacy and a well-regarded primary school. The historic village is renowned for its attractive riverside setting along the River Dee and offers a strong sense of community. Excellent road links provide convenient access to Wrexham, Chester and the A483, making it an ideal location for commuters, while the surrounding countryside offers a wealth of scenic walking and cycling routes.



LOCATION

Located in this sought-after village, this well-presented four-bedroom semi-detached home offers spacious, versatile accommodation over three floors. Highlights include a modern fitted kitchen, generous living room with log burner, conservatory, cloakroom WC, four well-proportioned bedrooms and a family bathroom. Outside, the property benefits from two off-road parking spaces and a low-maintenance enclosed rear garden with timber side access and a garden shed.

ENTRANCE HALL

Entered via a composite double-glazed front door into the entrance hall with ceramic tiled flooring, radiator, staircase to the first floor, and doors leading to the cloakroom WC, kitchen and living room.



CLOAKROOM WC

5'6 x 2'5

Fitted with a dual-flush low-level WC, corner wash hand basin, ceramic tiled flooring, radiator and a small timber-framed single-glazed window to the front elevation.



KITCHEN

10'1 x 9

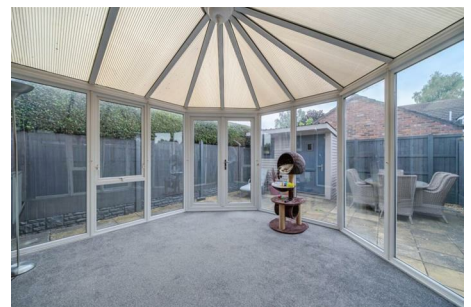
Fitted with a range of light wood-effect wall, base and drawer units with stainless steel handles and complementary work surfaces. Incorporates a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood. There is plumbing for a washing machine, a cupboard housing the Worcester gas boiler, a radiator and a window overlooking the front elevation.



LIVING ROOM

16 x 15'5

A spacious reception room featuring engineered light oak flooring, radiator, under-stairs storage cupboard and an exposed brick fireplace housing a cast-iron log burner. Patio doors open into the conservatory.



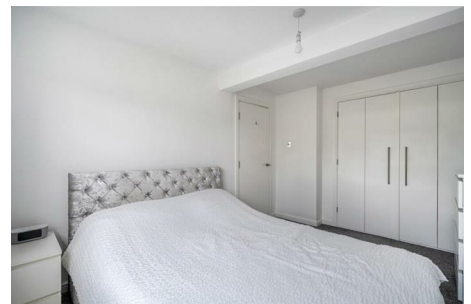
CONSERVATORY

11'4 x 11'4

Constructed with a uPVC double-glazed frame, incorporating French doors opening onto the rear garden and benefiting from a radiator.

FIRST FLOOR LANDING

With radiator, built-in storage cupboard, staircase to the second floor and doors leading to three bedrooms and the family bathroom.



BEDROOM TWO

12'4 x 9'1

Window to the rear elevation with radiator beneath and built-in double wardrobe.



BEDROOM THREE

10'4 x 9'1

Window to the front elevation with radiator beneath.



BEDROOM FOUR

7'3 x 5'9

Window to the rear elevation with radiator beneath.



BATHROOM

5'8 x 5'8

Appointed with a white three-piece suite comprising a panel bath with thermostatic shower and folding glass screen, dual-flush low-level WC and wall-mounted wash hand basin. Finished with ceramic tiled flooring, fully tiled walls, chrome heated towel rail, extractor fan and skylight.

SECOND FLOOR LANDING

Door leading to the principal bedroom.



PRINCIPLE BEDROOM

15'6 x 12'3

A generous principal bedroom with skylights to both the front and rear elevations, radiator, access to eaves storage and a range of fitted wardrobes.



EXTERNALLY

To the front of the property is a small lawned garden with brick-block off-road parking. There is an additional brick-block parking space opposite the property. Timber side access leads to the rear garden. A canopy with courtesy lighting sits above the composite front door. A low-maintenance rear garden, predominantly paved with gravel borders, enclosed by timber fencing. Timber side access and a timber garden shed complete the outside space.



Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

Viewings

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

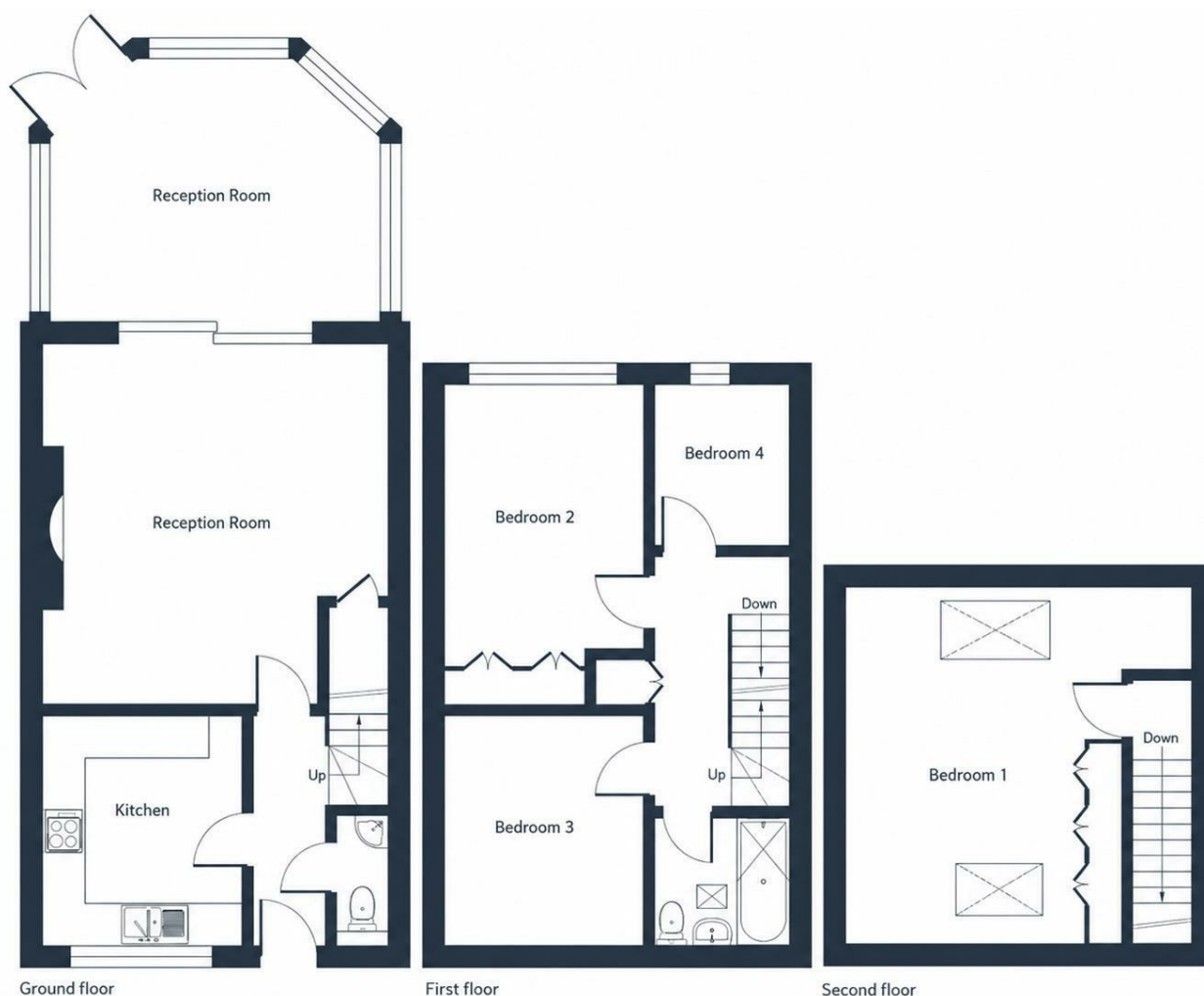
To Make an Offer

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.