



8

Wrexham | LL13 9YZ

£410,000

MONOPOLY[®]

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Situated within the highly sought-after village of Holt is this spacious four bedroom detached family home, offered for sale with the added benefit of no onward chain. Occupying a pleasant position within a quiet cul-de-sac, the property provides generous and versatile accommodation, ideal for modern family living. In brief, the accommodation comprises an entrance hallway, downstairs WC, spacious living room, separate dining room, kitchen/breakfast room, utility room and access to the integral garage. To the first floor, the landing leads to four well-proportioned bedrooms, two of which benefit from en-suite facilities, together with a family bathroom. Externally, to the front there is a block paved driveway providing off-road parking for multiple vehicles, alongside a lawned garden. Gated access leads to the rear garden, which has been designed with ease of maintenance in mind and features paved seating areas, a timber pergola and a useful garden shed. Dee Meadows is a highly regarded cul-de-sac within the historic village of Holt, one of the area's most desirable locations. The village offers a wealth of amenities within walking distance including a convenience store, cafés, public houses, a pharmacy, medical facilities and well-regarded primary schooling. Holt is renowned for its picturesque riverside setting along the River Dee, with scenic walks, open countryside and the medieval Holt Bridge all nearby. The village is also conveniently located for access to Wrexham, Chester and the wider North West via excellent road links, making it particularly popular with families and commuters alike.

- FOUR BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- LIVING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- TWO BEDROOMS WITH EN-SUITE SHOWER ROOMS
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- LOW-MAINTENANCE REAR GARDEN AREA
- SOUGHT AFTER CUL-DE-SAC LOCATION IN HOLT



Entrance Hallway

Door leads into entrance hallway with wooden laminate flooring, stairs to first floor, radiator, ceiling light point, under-stairs storage area, doors to downstairs WC, living room and kitchen/breakfast room.

Living Room

UPVC double glazed box window to the front. Gas fire with surround, wooden laminate flooring, ceiling light point, radiator and ceiling light point.

Kitchen/Breakfast Room

Spacious kitchen/breakfast room housing a range of wall, drawer and base units with complimentary work surface over, incorporating a stainless steel sink unit with mixer tap. Integrated appliances include fridge, freezer, eye-level double oven and grill, gas hob and extractor over. Breakfast bar with space for seating. Tiled flooring, two ceiling light points, under-counter lighting, wall light, radiator and three uPVC double glazed windows to the rear. Doors into dining room and utility room.

Dining Room

UPVC double glazed French doors to the garden area. Wooden laminate flooring, ceiling light point radiator, door into living room.

Utility

UPVC double glazed French doors to rear. Space and plumbing for washing machine and tumble dryer. Wall units and work surface, wall mounted boiler, ceiling light point, radiator, tiled flooring and integral door into garage.

Downstairs WC

Two piece suite comprising low-level WC and corner wash hand basin set on a storage unit. Wooden laminate flooring, ceiling light point,

radiator and uPVC double glazed frosted window to the front.

Landing Area

Spacious landing area with airing cupboard housing hot water tank, carpeted flooring, ceiling light point, doors to all bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front. Two built in wardrobes with shelving, rails and lighting. Carpeted flooring, ceiling light point, access to loft space and door into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin set on a storage unit and corner enclosed shower cubical. UPVC double glazed frosted window to rear, radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with clothing rails and shelving. Carpeted flooring, ceiling light point, radiator and door into en-suite.

En-suite

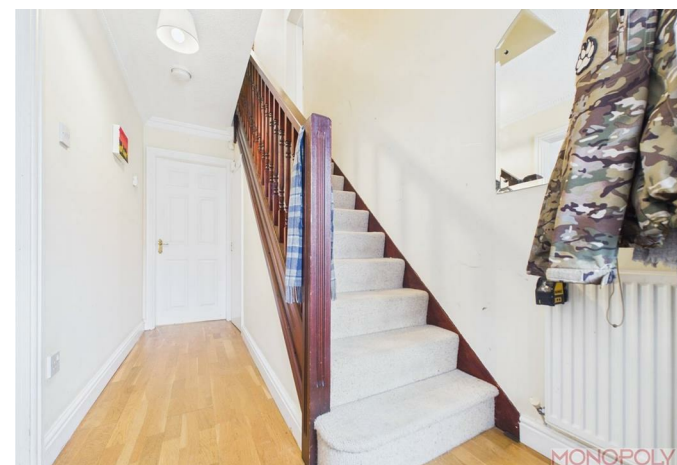
Three piece suite comprising low-level WC, wash hand basin set on a storage unit and an enclosed electric shower cubical. Carpet flooring, part-tiled walls, ceiling light point, extractor, radiator and uPVC double glazed window to the front.

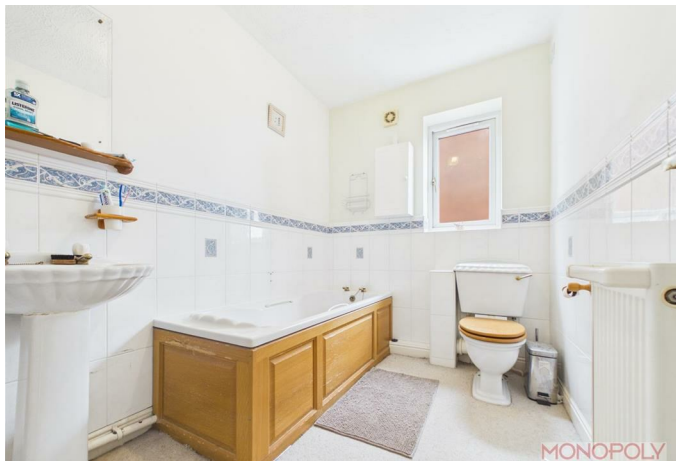
Bedroom Three

UPVC double glazed window to the rear. Fitted wardrobes, shelving and drawers. Carpeted flooring, radiator and ceiling light point.

Bedroom Four

UPVC double glazed window to the rear. Carpeted flooring, radiator and ceiling light point.





Family Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and a panelled bath. Carpet flooring, part-tiled walls, ceiling light point, extractor, radiator and uPVC double glazed window to the side.

Garage

Integral garage with up and over door, power and lighting.

Outside

To the front there is a block paved driveway with space for multiple vehicles. There is a lawned garden area and a timber gate providing access to the rear. The rear garden area is mainly laid with paving for ease of maintenance. There is a timber pergola, outside tap and lighting. To the boundary there are fence panels for security and privacy.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

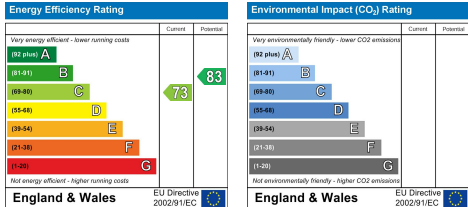




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