



7

Wrexham | LL13 9WJ

£525,000

MONOPOLY
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A stunning three storey, 5 bedroom detached family home situated within an exclusive development within the desirable village of Holt. This exceptional property offers spacious and versatile living accommodation throughout to include a large kitchen/dining area, spacious lounge, 5 double bedrooms to the first and second floor, en-suite off the principal bedroom and 2 further bathrooms, all of which can only truly be appreciated when viewing this wonderful family home. The Historic village of Holt benefits from having a wealth of local amenities including a number of local shops, pub, primary school and sits next to the River Dee and has excellent access to Chester, Wrexham and major road networks. In brief the property comprises of; hallway, lounge, downstairs w.c, kitchen/dining room and utility room to the ground floor, 4 bedrooms, en-suite and bathroom to the first floor and bedroom, bathroom and useable attic space to the second floor.

- A stunning three storey 5 bedroom detached family home
- Three bathrooms to include an en-suite
- Large kitchen/Dining Room
- 5 Double bedrooms
- Bathrooms to the first and second floor
- Off road parking and single garage
- Desirable village location
- MUST BE VIEWED TO BE APPRECIATED



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Hallway

Wood effect cushioned flooring, attractive doors off to the lounge, kitchen/dining room and downstairs cloakroom, door to a storage cupboard.

Downstairs W.C

Fitted with a low level w.c, oval basin built into a vanity unit, part tiled walls, tiled flooring, double glazed window.

Lounge

Beautifully presented with a double glazed bay window to the front, carpeted flooring, attractive central fireplace with inset living flame gas fire.

Kitchen/Dining Room

Impressively spacious and well appointed kitchen, fitted with a comprehensive range of matching wall, drawer and base units, working surface with inset 1 1/2 stainless steel sink, 4 ring induction hob., stainless steel splash back, extractor fan, built in electric oven, integrated dishwasher and fridge/freezer, tiled flooring, french doors off to the rear garden, door into the utility.

Utility Room

With plumbing for a washing machine, space for a dryer, work surface with inset stainless steel sink and drainer, tiled flooring, door off to the rear garden, door into the integral garage.

First Floor Landing

Large landing with stairs rising to the second floor, door to an airing cupboard housing the large hot water tank, double glazed window to the front, carpeted flooring.

Principal Bedroom

Stylishly presented with a double glazed window to the front, attractive fitted wardrobes, carpeted flooring.

En-suite

Fitted with a low level w.c with concealed cistern, wash hand basin with units under and shelving, fully tiled shower cubicle, double glazed window, tiled flooring.

Bedroom 2

Well presented and a good size bedroom with a double glazed window to the rear, fitted wardrobes, carpeted flooring.

Bedroom 3

With a double glazed window to the rear, carpeted flooring.

Bedroom 4

Another double bedroom with a double glazed window to the front, carpeted flooring.

Family Bathroom

Fitted with a low level w.c with concealed cistern, wash hand basin with unit under and shelving, bath with shower over, tiled flooring, part tiled walls, double glazed window.

Second Floor Landing

A good size landing with carpeted flooring, skylight, door to attic storage space, bathroom and bedroom 5.

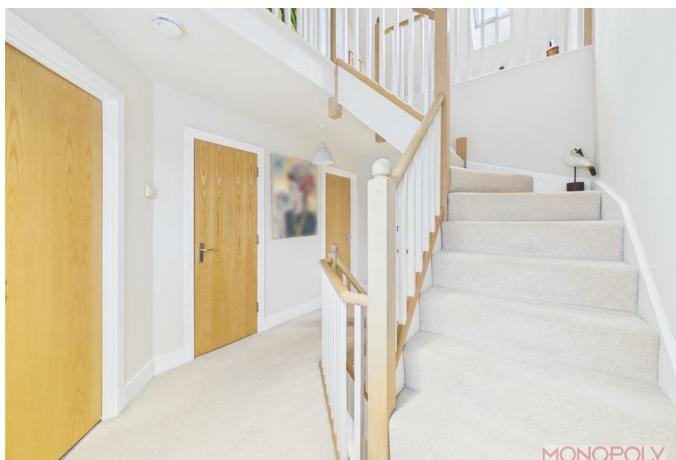
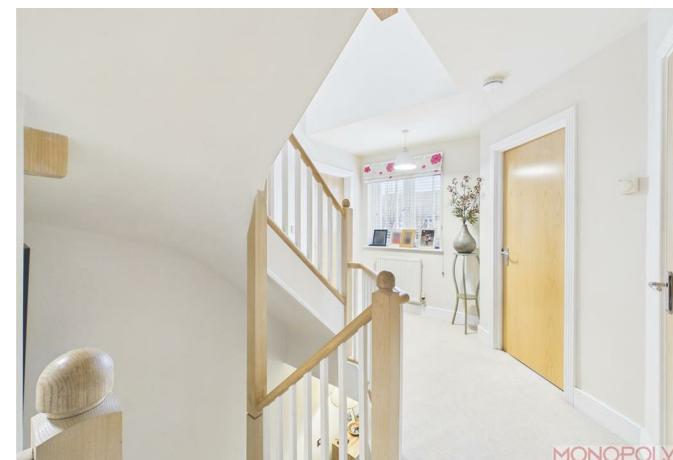
Bedroom 5

Currently used as an office but could easily be used as a bedroom, with fitted double fitted desks, drawers and shelving, carpeted flooring, 2 velux windows.

Attic space

A good size useable attic space ideal for extra storage, limited headroom in parts, double glazed window, carpeted flooring.





Rear Garden

With an Indian stone paved patio with a step up to a lawned garden and offering a good degree of privacy.

Front

With a brick paved driveway and lawned garden to the side. Access to a single garage with up and over door.

Integral Garage

With a wall mounted gas boiler (circa 2.5 years old),

Important Information

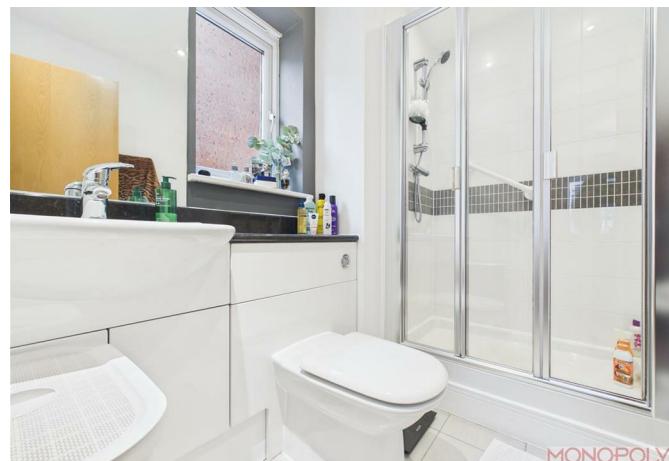
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Additional Information

The property comes with CCTV cameras.









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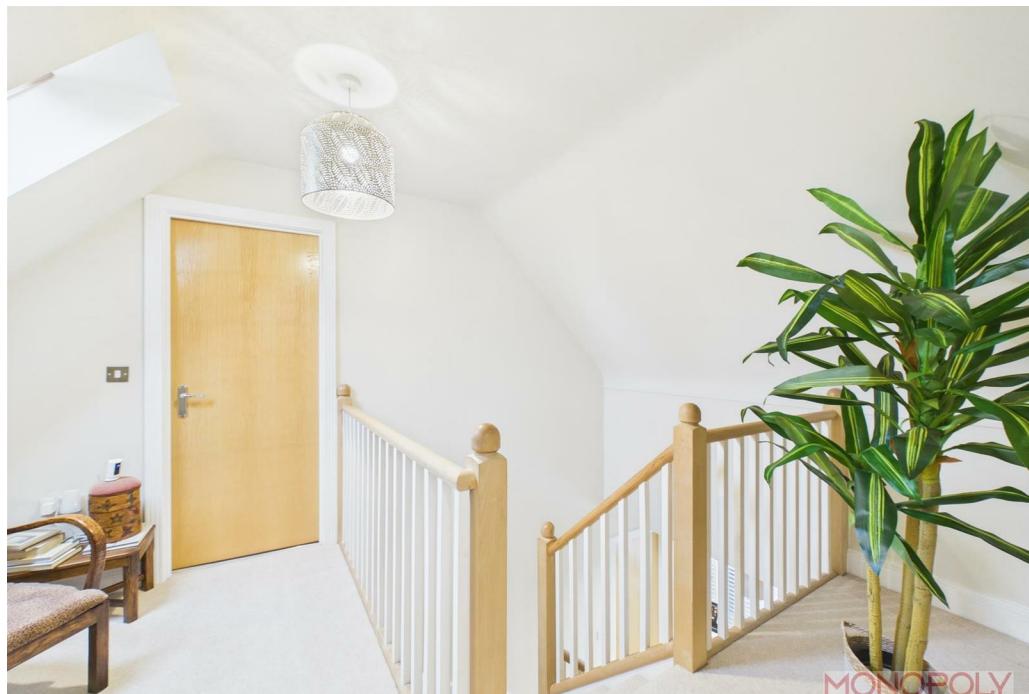
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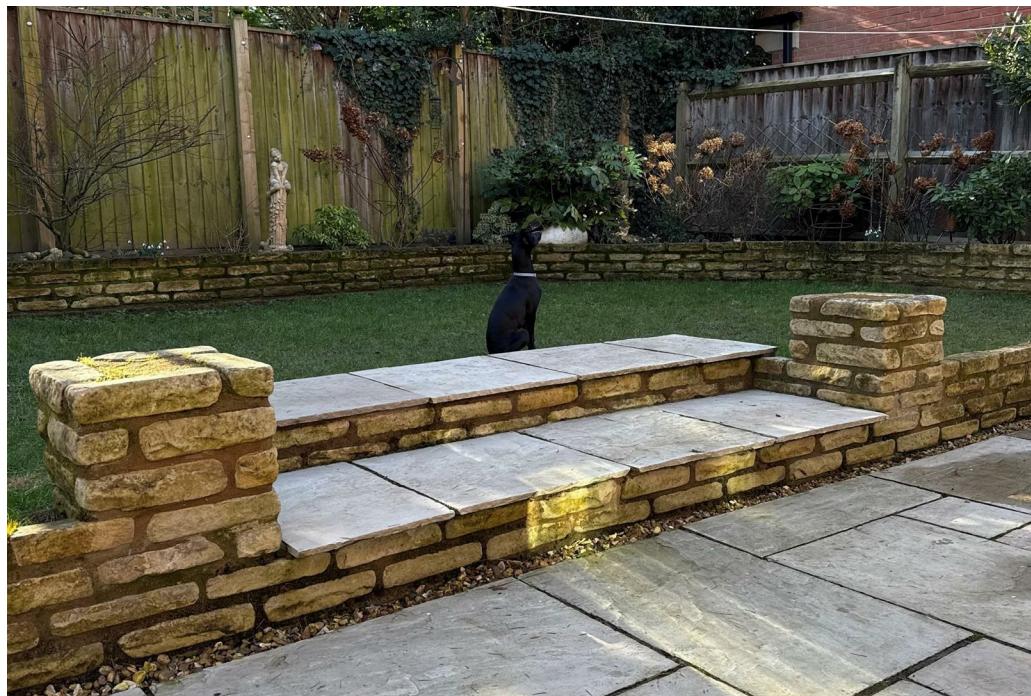
Energy Efficiency Rating		
	Current	Proposed
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Proposed
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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