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Wrexham | LL13 9YS

£270,000

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Situated in the highly sought-after village of Holt is this three double bedroom end-terrace home, is offered for sale with the benefit of no onward chain. In brief, the property comprises an entrance hallway with storage, sitting room, living room, a spacious kitchen/dining room, rear hall, downstairs WVC, shower room and utility area, providing versatile and well-balanced ground floor accommodation. To the first floor there is a spacious landing with access to a boarded loft storage room, three generously sized double bedrooms with built-in storage, and a family bathroom. Externally, the property enjoys a decorative stone garden to the front and a well-established rear garden with lawn, mature borders, two timber sheds and a greenhouse, offering both practicality and outdoor appeal. Dee Park is located within walking distance of Holt village centre, which offers an excellent range of amenities including independent shops, cafés, public houses, a primary school, doctors' surgery, and a post office. The village is steeped in history, set on the Welsh-English border with the picturesque River Dee running alongside, providing scenic countryside and riverside walks. Holt also benefits from strong transport links, with easy access to Wrexham, Chester, and the wider North West region via the A534 and A55.

- THREE BEDROOM END-TERRACE HOME
- THREE RECEPTION ROOMS
- SPACIOUS KITCHEN/DINING AREA
- REAR HALL WITH WC
- DOWNSTAIRS SHOWER ROOM AND UTILITY
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- ESTABLISHED GARDEN TO THE REAR
- SOUGHT AFTER VILLAGE LOCATION
- CUL-DE-SAC
- NO ONWARD CHAIN



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### **Entrance Hall**

UPVC double glazed door and side panel on the side of the home leads into a spacious entrance hallway. Under-stairs storage cupboard housing electric meters. Cloakroom cupboard with hooks and shelving. Carpet flooring, stairs to first floor, ceiling light point, doors to sitting room and lounge.

### **Sitting Room**

UPVC double glazed bay window to the front elevation with vertical blinds. Electric fan fire set in a stone and slate fireplace with wooden shelving either side. Ceiling light point and two wall lights, panelled radiator and wooden laminate flooring.

### **Living Room**

UPVC double glazed window to the front elevation with vertical blinds. Gas fireplace sat on slate hearth with stone surround. TV unit and shelf. Ceiling light point, carpet flooring and panelled radiator.

### **Kitchen/Dining Room**

Housing a range of wall, drawer and base units with work surface over. Space for appliances to include gas cooker and under-counter fridge. 1.5 stainless steel sink unit with mixer tap. Tiled flooring, splash-back tiles, recessed LED plus under-cabinet lighting, panelled radiator. Space for dining table, doors to living room and door to rear hallway. UPVC double glazed window to the rear elevation and uPVC double glazed window to the side.

### **Rear Hall**

UPVC double glazed door to the rear garden area. Storage cupboard with tiled flooring, light and shelving. Ceiling light point, panelled radiator and tiled flooring. Doors into shower-room and downstairs WC.

### **Utility and Shower Room**

Enclosed shower cubical with wall mounted electric shower and wall mounted electric heater. Sliding wooden door leads to utility room housing a range of wall and base units with work surface over. Space and plumbing for washing machine, space for additional white goods including tumble dryer and fridge/freezer. The space is completed with recessed LED lighting and tiled flooring.

### **Downstairs WC**

UPVC double glazed frosted window to rear elevation. Low-level WC, ceiling light point and tiled flooring.

### **Landing Area**

UPVC double glazed window to the rear elevation. Access to loft which is fully boarded and used as a storage space. Carpet flooring, ceiling light point, doors off to bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation. Fitted with a range of wardrobes with built-in dressing table, clothing rails and shelving. Additional built in storage cupboard. Finished with carpet flooring, ceiling light point and panelled radiator.

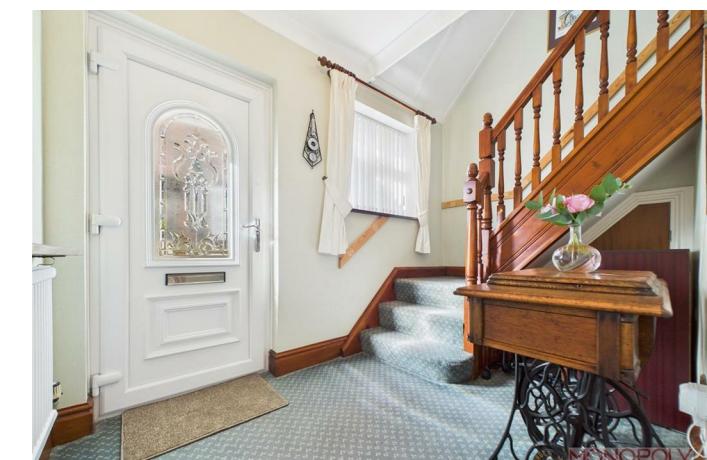
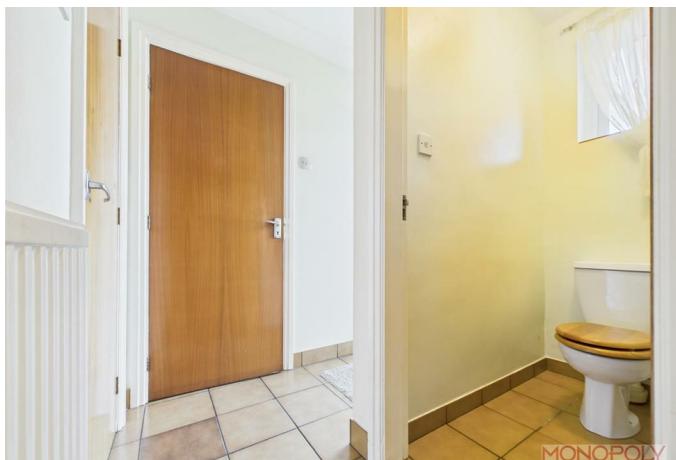
### **Bedroom Two**

UPVC double glazed window to the rear elevation. Fitted with a range of wardrobes with built-in dressing table, clothing rails and shelving. Additional built in storage cupboard. Finished with carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Three**

UPVC double glazed window to the front elevation. Fitted with a range of wardrobes with clothing rails and shelving. Finished with carpet flooring, ceiling light point and panelled radiator.





#### **Bathroom**

Three piece suite comprising low-level WC, wash hand basin set on a wooden vanity storage unit and panelled bath with electric shower over. Panelled radiator, carpet flooring, extractor, recessed LED lighting and two uPVC double glazed frosted windows to the side elevation

#### **Outside**

To the front elevation there is a decorative stone front garden area. Concrete path leads along the side of the garden leading to the side entrance. To the borders there are a range of established shrubberies and fence panelling. A brick built arch and gate leads to the rear garden area. There is a spacious concrete patio area bound by a brick wall and access to a timber shed with power and tv aerial. A pathway leads along the centre of the garden with lawned garden area either side. At the end of the garden there are steps leading up to a block paved raised area with timber trellis. There is an additional timber shed and greenhouse with power. The garden features an array of fruit trees including bramble, apple and pear as well as established fruit bushes including raspberry and rhubarb.

#### **Additional Information**

The loft area is fully boarded and used as a storage area. The boiler has been serviced regularly. The water cylinder is located in the loft. There is ample parking to the front of the home in the cul-de-sac.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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