



Dee Cottage

Wrexham | | LL13 9JG

Offers In Excess Of £350,000

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A simply stunning 2 bedroom character property situated in the heart of the very desirable village of Holt. Located near to the River Dee and the bridge over to Farndon this charming and deceptively spacious property offers immaculately presented living accommodation throughout. The property has been extended in the past to the ground floor to produce a fantastic open plan kitchen/living area with large feature skylight, as well as a utility room and downstairs w.c. Another feature to the property is the wonderful roof terrace off bedroom 2 and the characterful features throughout which can only truly be appreciated when viewing. The popular village of Holt benefits from a wealth of local amenities including various shops, cafe's, pubs and the popular Bellis farm shop, garden centre and pick your own. There are also excellent road links out of Holt for commuting to Chester, Wrexham and further afield. In brief the property comprises of; hallway, lounge, dining room, kitchen/living area, downstairs w.c and utility room to the ground floor and 2 bedrooms and bathroom to the first floor.

- A stunning 2 bedroom character property
- Extended to produce a fantastic kitchen/living area
- Downstairs w.c and utility room
- Two double bedrooms
- Wonderful feature roof terrace off bedroom 2
- Immaculately presented throughout
- Desirable village location
- NO CHAIN
- MUST BE VIEWED TO BE APPRECIATED



Front porch

With tiled flooring, door into the hallway.

Hallway

A long, welcoming hallway with carpeted flooring, stairs off to the first floor.

Lounge

Beautifully presented with a double glazed bay window to the front, feature brick fireplace with stone hearth, carpeted flooring.

Dining Room

Located off the kitchen area with carpeted flooring, central fire recess with stone tiled hearth, door to a large under stairs storage cupboard.

Kitchen/Living Area

A simply stunning room, spacious and well appointed with an attractive range of matching wall, drawer and base units, solid work surfaces and breakfast bar area, inset 1 1/4 sink and drainer with antique style mixer tap over, integrated dishwasher, space for a large cooker, extractor fan over, part tiled walls, attractive wood effect tiled flooring, double glazed window and double glazed French doors off to the rear courtyard, large feature skylight.

Downstairs w.c

Fitted with a low level w.c with concealed cistern, wash hand basin, tiled flooring.

Utility Room

Fitted with wall and base units, plumbing for a washing machine, space for a dryer, tiled flooring.

First Floor Landing

With carpeted flooring, door to a cupboard housing the gas combination boiler, access to the loft space.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, large shower cubicle with dual shower heads over, wood effect cushioned flooring, fitted unit, double glazed window.

Bedroom 1

Spacious and well presented with 2 double glazed sash windows to the front, fitted wardrobes and a built in wardrobe, carpeted flooring.

Bedroom 2

A double bedroom with carpeted flooring and a fantastic feature of double glazed french doors opening on to a good size roof terrace.

Outside

To the rear is a private paved courtyard with gated access to the rear and door to an outside store. To the front is a well established slated and paved garden with an array of mature plants and fauna.

Roof Terrace

A unique feature to this lovely property is the roof terrace. A superb place to sit and enjoy the views.

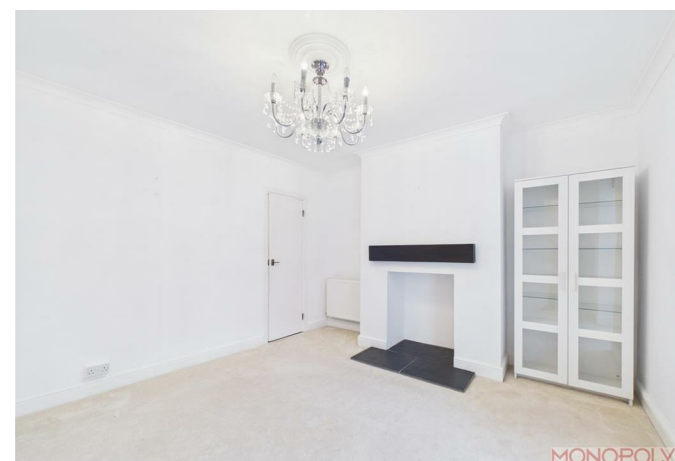
Important Information

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





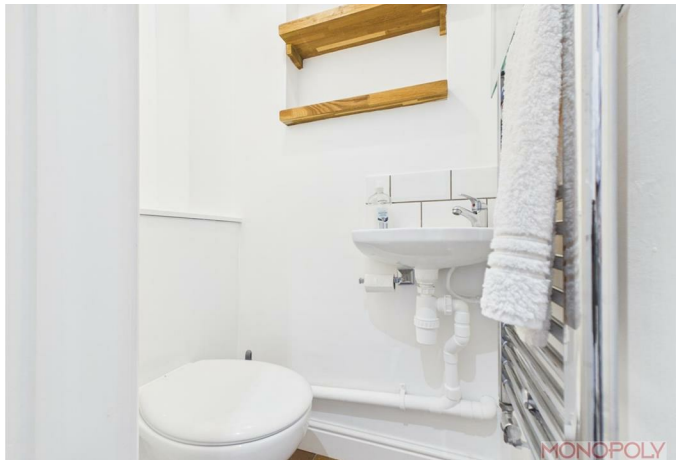
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Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution 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.

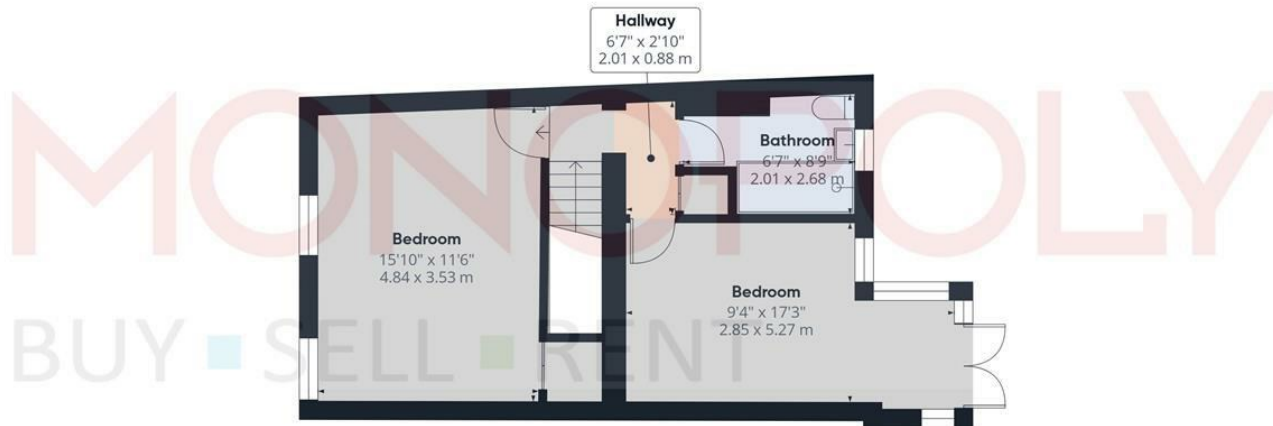








Approximate total area⁽¹⁾
 1210 ft²
 112.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

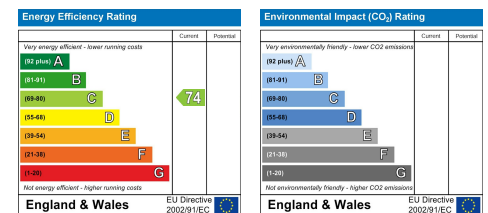
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