



## Holt Road, Wrexham LL13 0TL

### £315,000

Generous 4 bedroom detached family home situated in the village of Cross Lanes offering local amenities and excellent access to Wrexham town centre, the property boast spacious internal living accommodation with 4 reception rooms, 4 bedrooms and modern en-suite from the master. Externally benefiting from off road parking for multiple vehicles to the front along with private gardens to the rear. The property briefly comprises of; a lounge, kitchen, dining room, play/family room, additional reception room and downstairs w.c to the ground floor with 4 bedrooms, an en-suite from the master and family bathroom to the first floor.

- 4 Bedroom family home
- 4 Ground floor reception rooms
- Excellent road links to the Wrexham industrial estate and town centre
- Benefitting from off road parking to the front
- Modern en-suite and family bathroom



## Hallway

The front door of the property opens into the hallway, doors lead off to the lounge, dining room, downstairs w.c and additional reception room, wood effect flooring

## Lounge

6.40 x 6.25 (20'11" x 20'6")

Generous lounge space with electric fire fitted, timber mantle, window to the front of the property, French doors lead to the rear, wood effect flooring.

## Dining Room

5.04 x 4.62 (16'6" x 15'1")

Dining room offers ample space for a family dining table and chairs, window to the front of the property, wood effect flooring.

## Play/Family Room

6.13 x 3.99 (20'1" x 13'1")

Third reception room with gas fire fitted, window to the side, wood effect flooring.

## Reception Room

5.90 x 4.33 (19'4" x 14'2")

An additional reception room with window to the rear of the property.

## Kitchen

4.62 x 2.94 (15'1" x 9'7")

Fitted with a wide range of wall and base units with complimentary work surface, inset belfast sink with mixer tap over, integrated fridge/freezer, washing machine and dishwasher, space for a range cooker, window to the front and side, tile effect flooring.

## Downstairs W.C

2.08 x 1.04 (6'9" x 3'4")

White 2 piece suite comprising of; a low level w.c and wash hand basin with tiled splash, tile effect flooring.

## Master Bedroom

4.69 x 3.75 (15'4" x 12'3")

Double bedroom with en-suite bathroom and wardrobe space, window to the side, wood effect flooring.

## En-Suite

4.41 x 2.26 (14'5" x 7'4")

En-suite bathroom fitted with a white 3 piece suite comprising of; a bath, twin wash hand basins and low level w.c along with walk in shower cubicle with glazed screen, tiled walls and flooring.

## Bedroom 2

4.03 x 3.45 (13'2" x 11'3")

Double bedroom with space for additional bedroom furniture, window to the front, wood effect flooring.

## Bedroom 3

3.04 x 3.04 (9'11" x 9'11")

Third double bedroom with window to the side of the property, wood effect flooring.

## Bedroom 4

2.92 x 2.58 (9'6" x 8'5")

Additional single bedroom with built in storage space, window to the rear, carpeted flooring.

## Family Bathroom

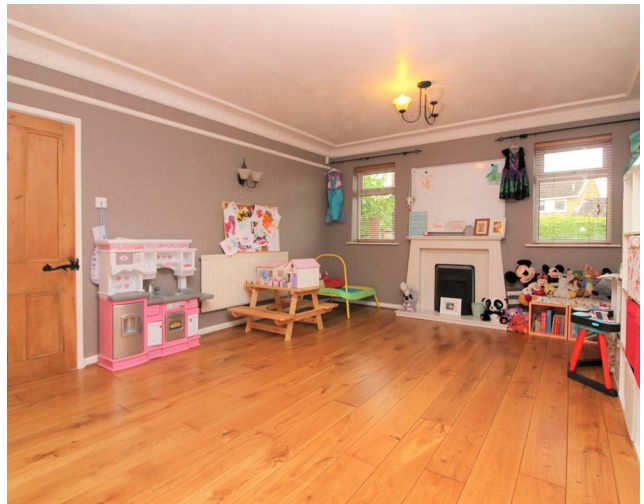
2.98 x 1.54 (9'9" x 5'0")

Fully tiled bathroom fitted with a white 3 piece suite comprising of; a bath, pedestal wash hand basin and low level w.c.

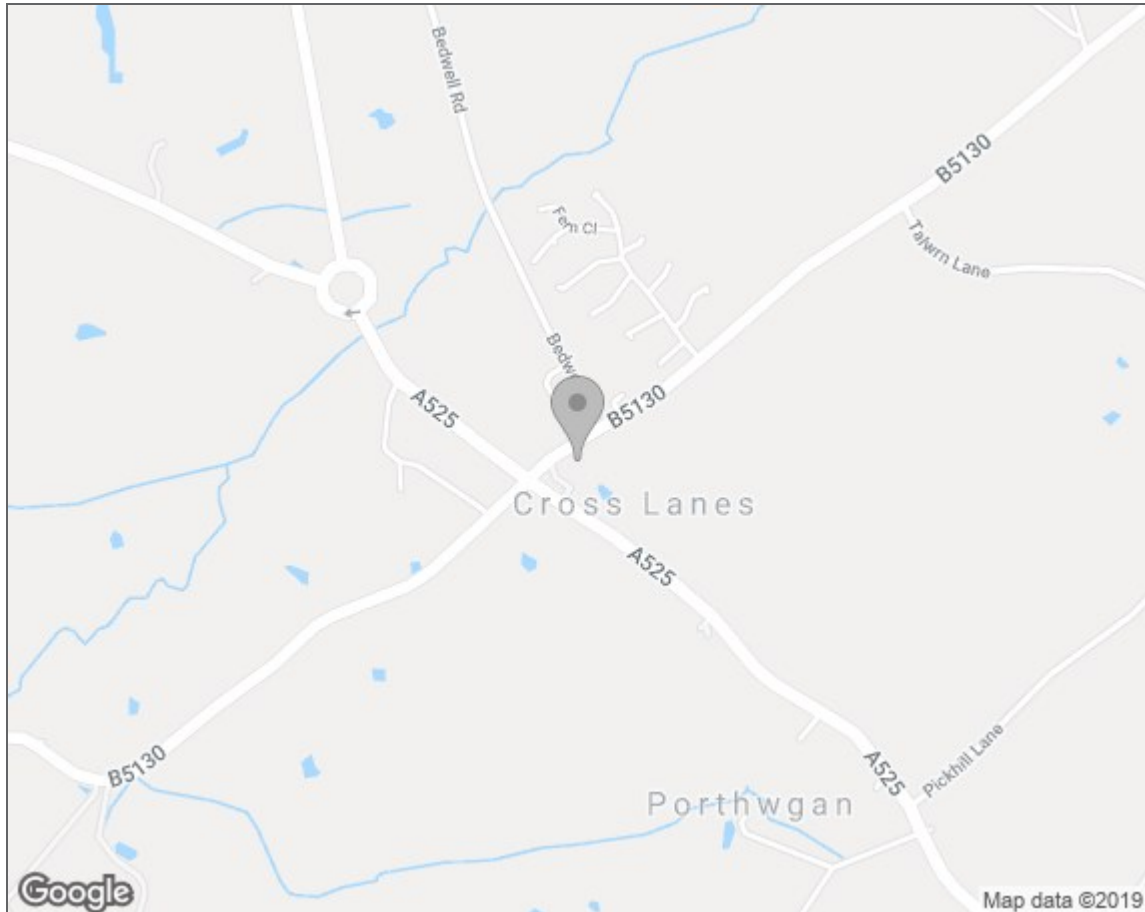
## Externally

A gated driveway leads to the front of the property offering off road parking, to the rear is a private garden with paved pathways and is predominately lawn to the remainder.









Energy Efficiency Rating		Current	Potential
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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

#### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

