



## 19 Hill Field Gardens

Holt, Wrexham, LL13 9FW

£500,000



# 19 Hill Field Gardens

Holt, Wrexham, LL13 9FW

£500,000



## Entrance Hall

Entering the property, the hallway is fitted with wood effect tiled flooring and provides access to the lounge, kitchen, fifth bedroom/office, and downstairs WC. Panelled radiator and a UPVC double glazed window to the front elevation allow natural light to flow in. Stairs rise to the first floor accommodation.

## Downstairs Cloakroom

5'2" x 3'8" (1.58m x 1.14m)

The downstairs WC features tiled flooring and part tiled walls, a wash hand basin with mixer taps over, low level flush WC, panelled radiator, and a UPVC frosted window to the front elevation.

## Lounge

14'11" x 8'4" (4.57m x 2.56m)

The well presented lounge features wood effect laminate flooring and a UPVC double glazed bay window to the front elevation. There is a TV point, ceiling light point, and a double panelled radiator. Wiring for satellite TV is included. This room provides a flexible space for living and relaxing.

## Reception Room/Bedroom Five

18'7" x 11'3" (5.67m x 3.44m)

This versatile room has wood effect laminate flooring, a panelled radiator, and a UPVC double glazed window to the side elevation. There is a telephone point and ceiling light point, making it ideal as a home office, study, or occasional bedroom.

## Open Plan Kitchen/Dining/Family Room

The kitchen has wood effect tiled flooring and is fitted with a range of wall, drawer, and base units, complemented by quartz worktop surfaces. Integrated appliances include a five ring gas hob with extractor, oven and grill, fridge freezer, and dishwasher. Ceiling downlights and USB sockets in the kitchen area add modern convenience.

The space flows into an open plan dining and living area, offering room for a dining table and seating area. Two double panelled radiators and UPVC double-glazed French doors to the rear provide access to the garden and allow plenty of natural light.

## Utility Room

6'7" x 6'3" (2.03m x 1.91m)

The utility room has space and plumbing for a washing machine and tumble dryer, a stainless steel sink with mixer tap, and a panelled radiator. Wooden effect tiled flooring. The 'Vaillant' boiler (installed in 2021) is located here and has been serviced annually with certificates available. A door provides access to the side of the property.

## Stairs to the First Floor

## Landing Area

The landing provides access to all four bedrooms and the main bathroom. Storage cupboard housing the water tank and access to the loft.

## Main Bedroom

14'9" x 10'11" (4.50m x 3.35m)

A beautifully spacious and bright principal bedroom featuring carpeted flooring and a UPVC double glazed bay window overlooking the front of the property. The room is complemented by a double panelled radiator and fitted sliding mirrored wardrobes, providing excellent storage. A private door leads to:

## En Suite

7'3" x 7'0" (2.23m x 2.15m)

This stylish en-suite offers a modern walk-in shower with both waterfall and handheld shower heads, tiled flooring, and part-tiled walls. A contemporary wash hand basin, low-level WC, heated towel radiator, and UPVC frosted window.

## Bedroom Two

10'6" x 9'10" (3.22m x 3.02m)

A generous second bedroom has carpeted flooring, a UPVC double-glazed window to the front, a panelled radiator, and fitted sliding mirrored wardrobes. Door leading too:

## En Suite

7'1" x 5'6" (2.16m x 1.69m)

The en-suite features a walk-in shower with waterfall and handheld shower heads, modern wash hand basin with mixer tap, low-level WC, part-tiled walls, and a heated towel rail.

## Bedroom Three

11'5" x 9'11" (3.48m x 3.04m)

A spacious third bedroom with a panelled radiator, carpeted flooring, and a UPVC double-glazed window to the rear.

## Bedroom Four

10'6" x 8'11" (3.21m x 2.74m)

This well proportioned fourth bedroom offers versatility as a bedroom, guest bedroom, or home office. It features carpeted flooring, a panelled radiator, and a UPVC double-glazed rear-facing window.

## Family Bathroom

8'4" x 7'7" (2.55m x 2.33m)

This beautifully presented Family Bathroom is fitted with a panelled bath with shower over, tiled flooring, part-tiled walls, a wash hand basin with mixer tap, low-level WC, and a heated towel radiator.

## Outside

### To the Front

The property benefits from a garage with steel up-and-over door, block-paved driveway, and pathways with concrete paving. The front garden is landscaped with turf, and the property has traditional block and brick construction with sealed double-glazed white PVC-U windows, French doors, and GRP front and rear doors. External lighting is provided at the front entrance.

### To the Rear

The rear garden is fully enclosed with fencing and features a low-maintenance design, including a lawned area, a slate-covered section, and a decked seating area directly outside the French doors, perfect for dining or entertaining.

Tel: 01978 353000

## Garage

17'1" x 17'2" (5.23m x 5.25m)

## Additional Information

Energy & Modern Features:

Energy-efficient gas central heating with zone controls  
Insulated brick/block cavity construction  
Roof insulation and low energy lighting throughout  
USB sockets in kitchen and master bedroom  
Satellite TV wiring to lounge, master bedroom, and family room  
Smooth skimmed ceilings, almond white internal walls, and modern panelled doors  
Built in 2021, with modern electrics and fully compliant heating systems  
Electric vehicle charging point installed  
Friendly, well-established development with good local amenities and bus routes  
Service Charge £226pa for the up keep of the play area and greens

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

## To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## EPC Rating.

TBC

## Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

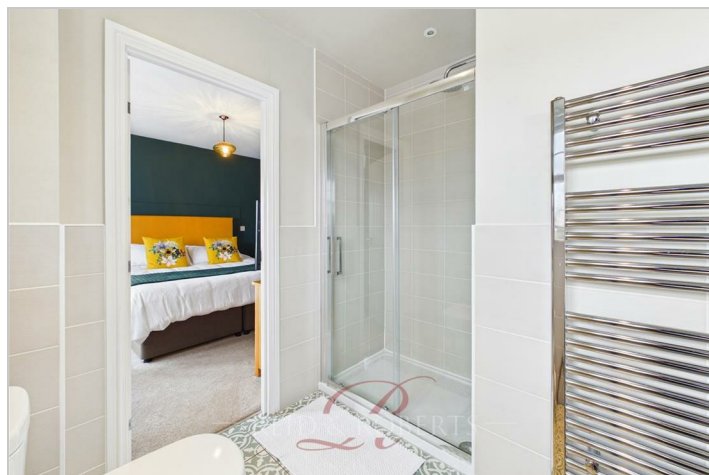
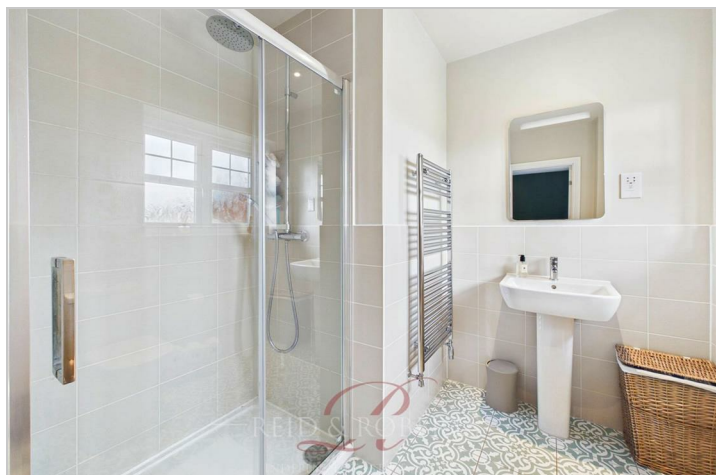
## Services.

The agents have not tested the appliances listed in the particulars.

## Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



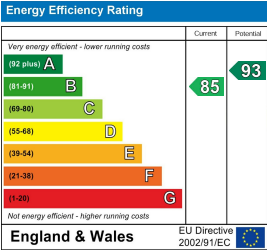
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.