



42 Dee Park

Holt, Wrexham, LL13 9YS

Offers Over £220,000



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Entrance Hall

Accessed via a porch and a UPVC double glazed door, leading into a welcoming hallway with wood-effect laminate flooring. Carpeted stairs rise to the first-floor accommodation. Useful under-stairs storage space, additional storage cupboard, and doors leading into the Lounge and Sitting Room. Ceiling light point.

Sitting Room

Bright and airy reception room with bay-fronted UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point, single panelled radiator, and archway opening into the Sitting Room. Space for a feature fireplace.

Lounge

Wood-effect laminate flooring, ceiling light point, and double panelled radiator. Feature gas fire set on a stone hearth with a wooden surround. UPVC double glazed window to the front elevation. Door to Kitchen and Hallway, as well as opening to Sitting Room .

Kitchen

Fitted with a range of wall and base units with complementary work surfaces and partially tiled splashbacks. Stainless steel sink unit with mixer tap, space for dishwasher, and integrated 'Neff' oven and 'Neff' gas hob . Vinyl flooring, single panelled radiator, ceiling light point, and UPVC double glazed window overlooking the Conservatory.

Conservatory

Tiled flooring with a variety of UPVC double glazed windows overlooking the rear garden. Double doors lead directly out to the garden. Further doors to the Kitchen, Utility Room, and Downstairs WC. Ceiling light points.

Utility Room

Base unit with stainless steel sink and mixer tap, plumbing for washing machine, and space for fridge/freezer. Houses the boiler.

Downstairs W.C

Low flush WC, vinyl flooring, and frosted UPVC double glazed window to rear elevation.

Landing

Wood-effect laminate flooring, ceiling light point, and loft access via drop-down ladders. Doors leading to all Bedrooms and Shower Room.

Bedroom One

Spacious double bedroom with wood-effect laminate flooring, built-in sliding wardrobes, ceiling light point, single panelled radiator, and UPVC double glazed window to the rear elevation.

Bedroom Two

Double bedroom with carpeted flooring, ceiling light point, single panelled radiator, and UPVC double glazed window to the front elevation.

Bedroom Three

Carpeted flooring, ceiling light point, single panelled radiator, and UPVC double glazed window to the front elevation.

Shower Room

Fitted with a shower cubicle surrounded by UPVC panelling, low flush WC, pedestal wash hand basin with separate hot and cold taps, and partially tiled walls. Two frosted UPVC double glazed windows to the side elevation, single panelled radiator, and ceiling light point.

Rear Garden

A mix of paved seating areas and lawned grass, bordered with a variety of shrubs. Features a greenhouse and shed, providing useful storage space.

Additional Notes

The current owners are renting a garage for £70 yearly, paid for 2025 and due in April. There is one parking space in front of the property.

Tel: 01978 353000

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.

Services.

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

Loans.

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

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



Hybrid Map



Terrain Map



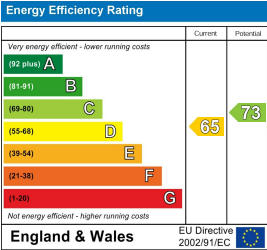
Floor Plan



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



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