



4 Holly Walks,
Wrexham, LL12 7AJ

**Bowen Son
and Watson**

with **Kent Jones**

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CHAIN FREE - A METICULOUSLY MAINTAINED MODERN DETACHED RESIDENCE PROVIDING FIVE RECEPTION ROOM / FIVE DOUBLE BEDROOM / TWO BATHROOM / TWO DRESSING ROOM ACCOMMODATION WITH A WEALTH OF STORAGE AND DOUBLE GARAGE IN AN ENVIABLE CUL-DE-SAC LOCATION LESS THAN A MILE FROM THE TOWN CENTRE AND GRESFORD ROUNDABOUT.

Description: This superbly appointed property was built in the mid 1980's and provides exceptionally well maintained and proportioned accommodation with a wealth of storage facilities. It comprises a recessed porch with double arched entrance; entrance hall; walk-in cloakroom; refitted WC; sitting room with "threepenny bit" south facing window and open fireplace; refitted white high gloss breakfast kitchen and utility rooms with integrated appliances; 20ft lounge and separate dining rooms; snug; fitted study/office. Upstairs a galleried landing leads to FIVE DOUBLE BEDROOMS, one with a dressing room and refitted en-suite, all but one with fitted furniture; a dressing / sewing room and a four piece family bathroom. The house is centrally heated from a replacement "Worcester" gas boiler. PVCu framed double glazed windows with "Georgian bar" are installed. Outside there is a double skin matching brick built and tiled DOUBLE GARAGE with established secure gardens enjoying privacy to the rear. VIEWING ESSENTIAL.

Location:

The property occupies a desirable location being one of only seven of mixed styles on a private tree-lined cul-de-sac off Penymaes Avenue, convenient to local amenities and less than a mile from the town centre and Gresford roundabout, from where the A483 dual carriageway leads to Chester (10 miles) and the motorway network.

Constructed of Jacobean brick-faced external cavity walls beneath a tiled roof.

The Accommodation (with approximate room dimensions) on The Ground Floor comprises :-

Recessed Porch with double arched entrance from a brick pavier forecourt.

Entrance Hall

16' 4" x 6' 4" (4.97m x 1.93m) Approached through a part coloured lead-light PVCu framed entrance door with double glazed side reveals. Two double power points. Radiator. Telephone point. Corniced ceiling.

WC

5' 3" x 2' 11" (1.60m x 0.89m)
Refitted with a two piece white suite comprising a vanity wash hand basin with illuminated mirror above and w.c. with concealed cistern. Ceramic tiled walls. Ceramic tiled floor. Feature lead-light double glazed window. Chrome ladder radiator. Built-in cupboard. Automatic inset lighting. Extractor fan.

Cloakroom

7' 5" x 4' 4" (2.26m x 1.32m)
to the face of a range of six-doored fitted cupboards and wardrobes. Double power point. Wall mirror. Automatic light. Extractor fan.

Sitting Room

24' 0" x 11' 2" (7.31m x 3.40m) and 7'8" (2.33m) maximum.
With archway. Vaulted ceiling with inset lighting. Corner open fireplace with feature exposed brickwork and heavy oak timber surround. Gas point. "Threepenny-bit" shaped window. Two radiators. Four double power points. Television aerial point. Two wall-lights. Feature coloured lead-light side window.

Breakfast Kitchen

15' 10" x 9' 5" (4.82m x 2.87m)
Refitted with white high gloss laminate fronted units having carrera marble effect work surfaces comprising a single drainer composite sink with waste disposal and water filter inset into a range of six-doored base units and one set of pan drawers with a pull-out larder and an integrated dishwasher. Three adjoining tall units, one being a pull-out larder, another with an integrated fridge and separate freezer and the remainder with separate "Neff" slide and hide conventional oven with a "Neff Solo" microwave having cupboard storage above and below. Inset ceramic hob with backing and chimney-style extractor hood above. Five-doored suspended wall units. Island range of base and drawer units with a pull-out ironing-board. Matching breakfast table. Kick-board lighting. Inset ceiling lighting. Five double power points. Radiator. Electric cooker point. "Quick Step Livyn" water-proof vinyl flooring. Television aerial point.



Utility Room

9' 0" x 5' 5" (2.74m x 1.65m)

to the face of three tall storage cupboards. Fitted white high gloss finished units including a single drainer stainless steel sink inset into a base unit, drawer pack and extended work surfaces, beneath which there is an integrated washer and separate dryer. Four-doored suspended wall units. Matching boiler cupboard accommodating the "Worcester" gas fired central heating boiler. Radiator. Digital central heating control unit. One double power point exposed with concealed spurs for appliances. Inset ceiling lighting. Part double glazed PVCu framed external door.

Dining Room

20' 0" x 14' 0" (6.09m x 4.26m)

including staircase with turned spindles leading off. Full height picture window to one side. Two radiators. Corniced ceiling. Television aerial point. Two double and one single power points. Arched double doors to:

Lounge

20' 0" x 13' 4" (6.09m x 4.06m)

Marbled and stained fireplace surround. Dual aspect with windows to the side and sliding patio doors to the rear garden. Two radiators. Coved ceiling with two pendant light points. Two wall-lights. Television aerial point. Telephone point. Three double and one single power points. Arch to:

Snug/Music Room

11' 3" x 7' 3" (3.43m x 2.21m)

Suspended bow window overlooking the rear garden. Radiator. Corniced ceiling. Two double and one single power points. Single pendant light point.

Study/Office

11' 4" x 7' 3" (3.45m x 2.21m)

Fitted oak furniture to three walls providing ample storage and including a wine-rack, filing drawers, corner desk unit and lead-lighted wall cupboards. Timber panelled ceiling with inset lighting. Telephone point. Concealed power point. Radiator.



On The First Floor:

Landing

Galleried stairhead. Dado rail. Radiator. Single power point. Airing cupboard with fitted shelving. Loft access-point with drop-down ladder to illuminated and largely boarded ATTIC. Coved ceiling.

No. 1 Bedroom

14' 4" x 13' 1" (4.37m x 3.98m)

including fitted ranges of seven-doored wardrobes, bedside units and dressing table. Corniced ceiling. Television aerial point. Two double power points. Arch to:

Dressing Room

4' 2" x 3' 4" (1.27m x 1.02m)

to the face of fitted wardrobes to two walls, one with a radiator. Double power point.

En-Suite Shower Room

8' 4" x 6' 4" (2.54m x 1.93m)

Refitted with a three piece white suite comprising a wash hand bowl set over a full depth range of cupboards, shelving and w.c. with a concealed cistern. Quadrant corner shower tray with screen enclosure and "Mira" electric shower. Illuminated mirror-fronted wall cabinet. Tall storage medicine cupboard. Inset ceiling lighting. Extractor fan. Fully tiled walls. Chrome ladder radiator. Ceramic tiled floor with under-floor heating.

No. 2 Bedroom

12' 5" x 12' 2" (3.78m x 3.71m)

to the face of a full width range of smoked mirror-fronted wardrobes. Corner dressing table unit. Radiator. Corniced ceiling. Inset lighting. Four double power points.

Inner Landing

2' 9" x 2' 4" (0.84m x 0.71m)

Corniced ceiling. Dado rail.



No. 3 Bedroom

15' 3" x 7' 3" (4.64m x 2.21m)

Built-in double wardrobe. Two radiators. Wood laminate floor. Corniced ceiling with inset lighting. Suspended bow window overlooking the rear garden. Three double power points.

Dressing Room/Sewing Room

5' 6" x 5' 0" (1.68m x 1.52m)

to the face of a mirror-fronted double wardrobe. Radiator. Double power point.

No. 4 Bedroom

12' 5" x 8' 1" (3.78m x 2.46m)

excluding door recess. Coved ceiling. Radiator. Electric shaver point. Two double power points.

No. 5 Bedroom

12' 11" x 11' 4" (3.93m x 3.45m)

including a fitted double wardrobe and corner dressing table unit. Three double power points. Television aerial point. Corniced ceiling.

Bathroom

9' 2" x 7' 7" (2.79m x 2.31m)

Fitted four piece dusky pink shaded suite comprising a corner bath, close coupled w.c., pedestal wash hand basin and corner shower tray with screen enclosure and "Mira" electric shower. Fully tiled walls. Inset ceiling lighting. Radiator. Ceramic tiled floor.

Outside:

A shared private tarmac drive leads to a tarmac PARKING/TURNING AREA giving access to a detached brick built and tiled DOUBLE GARAGE 16'7" x 15'4" (5.05m x 4.67m) wide - of cavity wall construction and fitted with an electric up and over door, side personal door, electric light and power points, boarded ATTIC and independent intruder alarm. Secure gated access to one side leading to an attached brick built SHED 8'3" x 4'4" (2.51m x 1.32m) with access to an OPEN STORAGE AREA beyond.



To the other side a shrubby garden with arched gateway opens to a coloured concreted SEATING AREA with lawns and heavily stocked flower and shrubby borders, the rear garden being sheltered and enjoying considerable privacy. Further shrubby front garden with SEATING AREA. Outside tap, power points and lighting system.

Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Worcester" gas fired boiler situated in the Utility Room. The property is wired for a BT telephone system. An intruder alarm is installed.

Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.

Note:

Certain fitted floor and window coverings, together with some light fittings, are to be included at the sale price.

Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "G".

EPC:

EPC = D. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL12 7AJ) and property name or number (4 Holly Walks).

Directions:

For satellite navigation use LL12 7AJ. From the town centre at the junction of Rhosddu Road and Grosvenor Road take the A5152 towards ASDA & TESCO. Turn almost immediately left onto Grove Road continuing to the next set of traffic lights at the junction with Chester Road at which proceed straight across. Continue for about 200 yards before taking the second turning left into Holly Walks. Bear right in front of "The Grange" and follow the drive to its end.



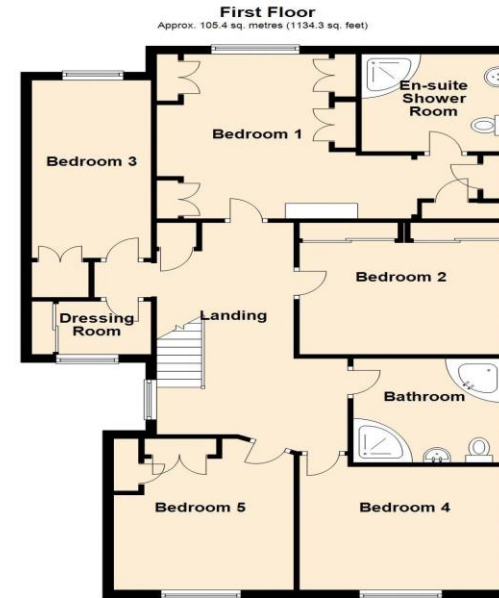
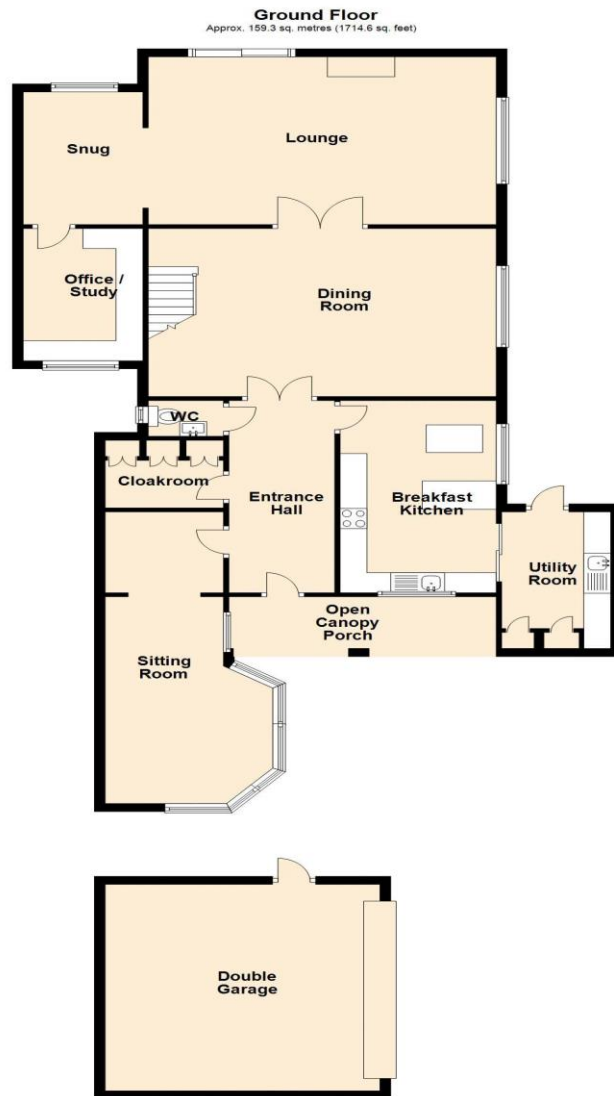
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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Bowen Son and Watson with
Kent Jones - Wrexham Office
Tel: 01978 340000

1 King Street, Wrexham, LL11 1HF
wrexham@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk



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