

Kenyon Place Chapel Street, Holt, Wrexham, LL13 9DJ

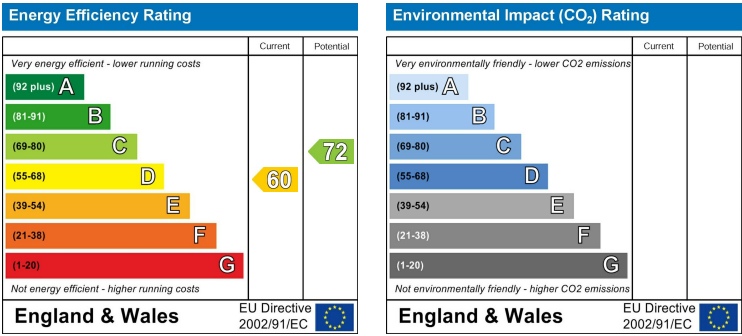
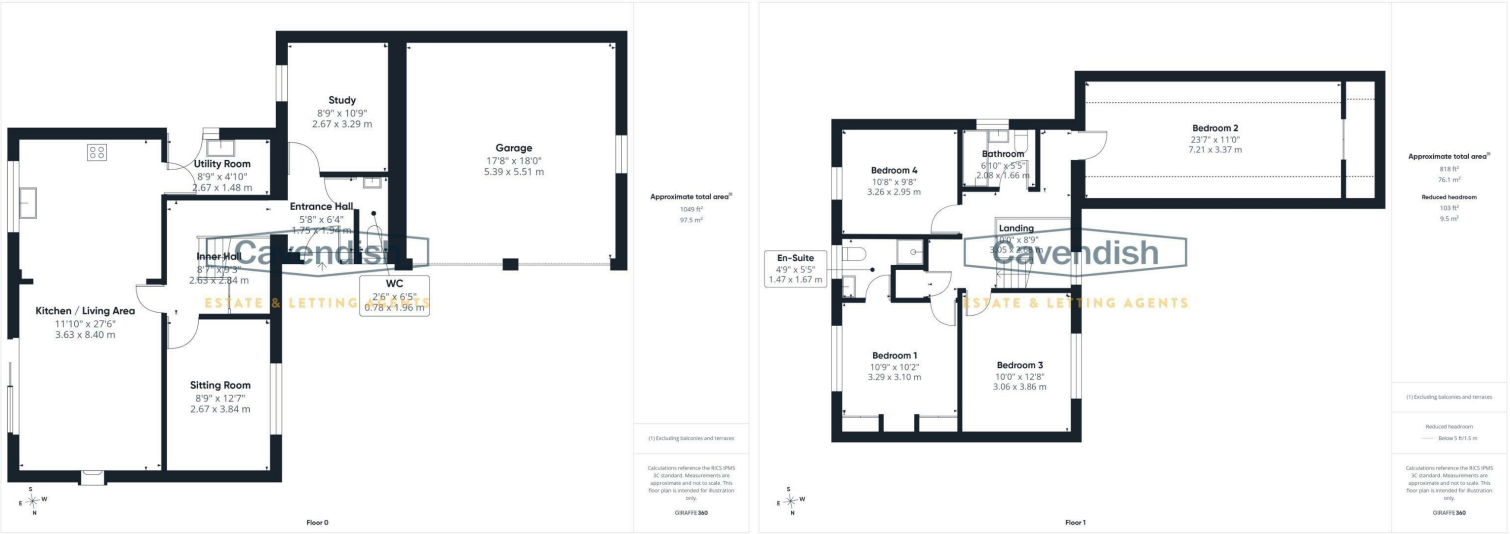
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Kenyon Place Chapel Street
Holt, Wrexham,
LL13 9DJ

Price
£550,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

CENTRAL VILLAGE LOCATION | IDEAL FAMILY HOME | BEAUTIFULLY PRESENTED

An individually designed four-bedroom detached family home, ideally positioned along Chapel Street in the picturesque village of Holt. Beautifully presented throughout, this spacious property offers versatile accommodation arranged over two floors, combining generous living spaces with modern family conveniences. The ground floor comprises a welcoming entrance hall and inner hall, featuring an attractive turned spindle staircase, together with a convenient downstairs WC. The living room benefits from double-glazed sliding patio doors providing access to the garden and is open-plan to a recently refitted dining kitchen, complete with a range of integrated appliances. There is also a separate utility room, sitting room and study, providing excellent flexibility for modern family living. To the first floor, a galleried-style landing leads to the principal bedroom, which features fitted bedroom furniture and a modern en-suite shower room. There are three further generously proportioned bedrooms, complemented by a well-appointed family bathroom with a modern white suite and shower bath. The property benefits from recently installed UPVC double-glazed windows (2025) and gas-fired central heating, served by a Worcester condensing boiler. Externally, the property is approached via lawned areas and a block-paved driveway which leads to a double garage with twin up-and-over doors. The rear garden has been attractively landscaped to provide a shaped lawn, paved patio areas, mature shrubs and established trees. Fully enclosed and enjoying a good degree of privacy, it provides an excellent outdoor space for relaxing and entertaining. To the side of the property is a further decked seating area, enclosed by brick walling. A spacious and versatile family home in a desirable central village location, offering well-proportioned accommodation, attractive gardens and excellent outdoor space.

LOCATION

Situated in the sought-after village of Holt, Kenyon Place enjoys a peaceful setting within walking distance of a range of local amenities, including independent shops, cafés, pubs and everyday conveniences. The picturesque village is renowned for its historic sandstone bridge, charming character and scenic riverside walks along the River Dee. Excellent road links provide easy access to Wrexham, Chester and the A55, making the location ideal for commuters. A selection of highly regarded schools and leisure facilities are also nearby, adding to the area's appeal. Combining village charm with excellent connectivity, Holt remains one of the region's most desirable places to call home.

THE ACCOMMODATION COMPRISES:



RECEPTION HALL

1.93m x 1.75m (6'4" x 5'9")



Composite entrance door with double glazed leaded insert and double glazed side window, coved ceiling, ceiling light point, single radiator with thermostat, laminate wood strip flooring, and hanging for coats. Archway opening to inner hallway, and doors to the study and downstairs WC.

INNER HALLWAY

2.84m x 2.67m (9'4" x 8'9")



Feature turned spindled staircase to the first floor with built-in under-stairs storage cupboard,, coved ceiling, ceiling light point, burglar alarm control pad, single radiator with thermostat and radiator cover, laminate wood strip flooring, and Hive central heating and hot water controls. Doors to the living room/dining kitchen and sitting room.

DOWNSTAIRS WC

1.96m x 0.76m (6'5" x 2'6")

Comprising: low level WC; and wall mounted wash hand basin with splashback. Single radiator with thermostat, laminate wood strip flooring, ceiling light point, extractor, and UPVC double glazed circular window.

STUDY

3.28m x 2.64m (10'9" x 8'8")



UPVC double glazed window, coved ceiling, ceiling light point, single radiator, TV aerial point, and laminate wood strip flooring.

DIRECTIONS

From the Agent's Chester office proceed out of the city through The Bars at Boughton and continue along the dual carriageway to the Bill Smith's motorcycle showrooms. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into the city. Then take the first turning left into Sandy Lane signposted Huntington, Aldford and Churton. Follow this road for several miles into the village of Farndon and at the T junction turn right into the High Street. Proceed over the bridge and continue up the hill past the 'Peel o' Bells' public house into Holt. In the centre of the village turn right, passing Cleopatra's Coffee Shop and Bistro, which leads into Frog Lane. Then take the first turning left into Chapel Street and Kenyon Place will be found on the left hand side set back within the courtyard.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band G - Wrexham Borough County Council.

AGENT'S NOTES

- * Services - we understand that mains electricity, water and drainage are connected.
- * The property is on a water meter.
- * The property is located within the conservation area of Holt.
- * The property is protected by a burglar alarm system.
- * There are Hive central heating and hot water controls.
- * The UPVC double glazed windows, outside doors and patio doors were installed in 2025.
- * The kitchen and utility room were also fitted in 2025.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



COURTYARD AREA



To the side there is a decked seating area enclosed by brick walling with outside LED spotlight.

OUTSIDE FRONT



The property forms part of a small courtyard along Chapel Street in Holt. To the front there is a neatly laid lawned garden with magnolia tree and beech hedge. A block paved driveway leads to a double garage. A wooden gate at the side provides access to the rear garden. Contemporary outside light. External gas and electric meter cupboards.

DOUBLE GARAGE

5.61m x 5.28m (18'5" x 17'4")



With twin up and over garage doors, fluorescent strip light, wall mounted Worcester Greenstar RI condensing gas fired central heating boiler, power, electrical consumer unit, and UPVC double glazed window with obscured glass.

OUTSIDE REAR



To the rear, the garden has been attractively landscaped with a flagged patio and shaped lawn with brick edging, block paved patio areas and circular bed with mature shrubbery. The garden enjoys a good degree of privacy and is enclosed by walling and fencing. Outside water tap, outside sensor spotlight, and mature apple tree.



SITTING ROOM

3.78m x 2.67m (12'5" x 8'9")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, dado rail, double radiator with thermostat, and laminate wood strip flooring.

LIVING ROOM/DINING KITCHEN



Open-plan living room/dining kitchen.

LIVING ROOM

4.70m x 3.68m (15'5" x 12'1")



Feature painted fireplace and marble hearth housing a 'Living Flame' coal-effect gas fire, coved ceiling, ceiling light point, dado rails, laminate wood strip flooring, and UPVC double glazed sliding patio doors to the rear garden. Open-plan to the kitchen.

DINING KITCHEN

3.61m x 3.58m (11'10" x 11'9")



Fitted with a comprehensive range of kitchen units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl composite sink unit and drainer with brushed stainless steel mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Free-standing Beko range style cooker with five-ring gas hob, double oven and grill with extractor above. Integrated Bosch dishwasher, and tall fridge and tall freezer. Ceiling light point, laminate wood strip flooring, space for dining table and chairs, UPVC double glazed window overlooking the rear garden. Door to the utility room.

UTILITY ROOM

2.64m x 1.45m (8'8" x 4'9")



Fitted with a matching range of base and wall level units with laminated wood effect worktops and inset single bowl stainless steel sink unit and drainer with mixer tap. Tall unit with plumbing and space for washing machine and space for tumble dryer, wall tiling to work surface areas, laminate wood strip flooring, ceiling light point, single radiator with thermostat, UPVC double glazed window, and UPVC double glazed door to outside.

LANDING



Galleried style landing with spindled balustrade, ceiling light point, mains connected smoke alarm, UPVC double glazed window overlooking the front, access to loft space, laminate wood strip flooring, and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving. Doors to principal bedroom, bedroom two, bedroom three, bedroom four and bathroom.

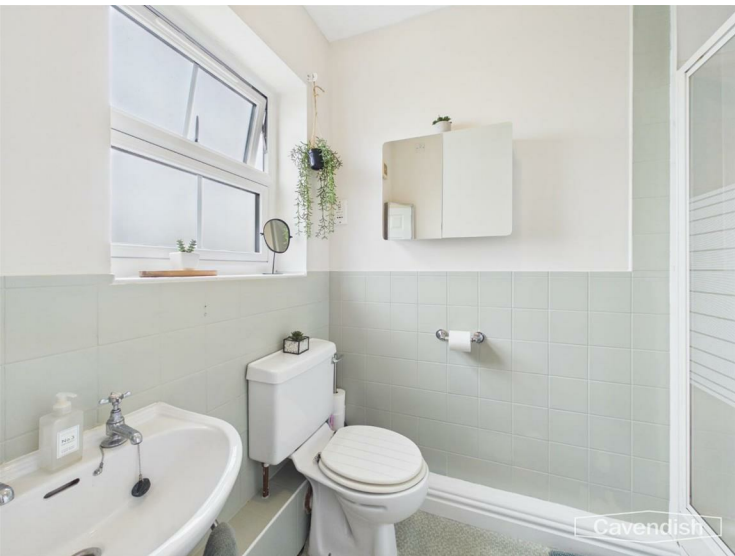
BEDROOM ONE



Fitted with a range of bedroom furniture incorporating full height wardrobes and a chest of drawers, ceiling light point, single radiator with thermostat, laminate wood strip flooring, and UPVC double glazed window overlooking the rear. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

1.75m x 1.45m extending to 2.31m (5'9" x 4'9" extending to 7'7")



White suite comprising: tiled shower enclosure with Triton electric shower and glazed shower screen; pedestal wash hand basin; and low level WC. Vinyl flooring, single radiator, part-tiled walls, extractor, ceiling light point, electric shaver point, and UPVC double glazed window with obscured glass.

BEDROOM THREE

3.86m x 3.05m (12'8" x 10')



UPVC double glazed window overlooking the front, ceiling light point, single radiator, and laminate wood strip flooring.

BEDROOM TWO

7.19m x 3.35m (23'7" x 11')



Vaulted style ceiling with three double glazed Velux rooflights and fitted blinds, two single radiators with thermostats, two semi-recessed ceiling spotlights, laminate wood strip flooring, and double opening louvred doors to a useful built-in storage cupboard.

BEDROOM FOUR

3.28m x 2.92m (10'9" x 9'7")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator, and laminate wood strip flooring.

FAMILY BATHROOM

2.06m x 1.65m (6'9" x 5'5")



Well appointed suite in white with chrome style fittings comprising: shower bath with thermostatic shower over, canopy style rain shower head, extendable shower attachment and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls with decorative border tile, recessed LED ceiling spotlights, extractor, tiled floor, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass.