



6

Wrexham | Clwyd | LL12 9PF

£269,995

MONOPOLY
BUY ■ SELL ■ RENT

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A well presented 3 bedroom semi-detached property located in the popular village of Hope. This superb property offers a modern, well appointed kitchen, utility room, integral garage, fantastic views to the front of Hope mountain and a generous, well maintained garden to the rear, all of which can only truly be appreciated when viewing the property. The desirable village of Hope offers a wealth of local amenities including a popular primary school and Castell Alun High school, shops, doctors, parks and has superb access to major road routes to Mold, Chester and Wrexham. In brief the property comprises of; hallway, lounge, kitchen/dining room, utility room and downstairs w.c to the ground floor and 3 bedrooms and shower room to the first floor.

- A well presented 3 bedroom semi-detached property
- Modern fitted kitchen
- Generous, well maintained rear garden
- Off road parking and single garage
- Downstairs W.C
- Desirable village location
- Views to the front of Hope Mountain
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect cushioned flooring, stairs off to the first floor.

Lounge

Well presented with a double glazed window to the front offering fantastic views of Hope Mountain, carpeted flooring.

Kitchen

Well appointed with a range of modern wall, drawer and base units, working surface incorporating a breakfast bar, inset 1 1/4 sink and drainer, built in electric oven and grill, 4 ring electric hob, integrated dishwasher and fridge/freezer, wood effect cushioned flooring, 2 double glazed windows, ample room for a dining table.

Utility Room

With wall and base units, working surface, plumbing for a washing machine, space for a dryer, wood effect cushioned flooring, door off to the rear garden, door into the integral garage.

Downstairs W.C

Fitted with a low level w.c, wood effect flooring, double glazed window.

First Floor Landing

With carpeted flooring, door to a storage cupboard, double glazed window to the side, access to the loft space

Bedroom 1

A good size bedroom with a double glazed window to the front offering superb views of Hope mountain, carpeted flooring.

Bedroom 2

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 3

With a double glazed window to the front again offering views of Hope Mountain, carpeted flooring.

Shower Room

A wet room with non slip flooring, low level w.c, wall mounted shower, wash hand basin, double glazed window, fully tiled walls.

Rear Garden

A real feature to this property is the generous well maintained garden which has a paved patio immediately adjacent to the rear of the property and steps up to a further patio area and lawned garden. The garden benefits from not being over looked to the rear with a Wat's Dyke pathway to the rear.

Front Garden

To the front is a lawned garden with a brick paved driveway providing off road parking and leading to a single garage with up and over door.

Important Information

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





Key Property Facts

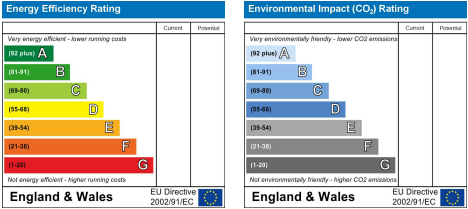
A bright, modern nursery room with a white crib, a pink play tent, and a window with a colorful bunting. A large white fan is positioned near the window, and a small toy house sits on the floor. The room is decorated with a pink and grey color scheme.







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