



24

Hope | Wrexham | LL12 9PT

£325,000

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NO CHAIN! PRICED TO SELL - MOTIVATED SELLER!

Welcome to this stunning detached house located in the picturesque village of Hope, Wrexham with brilliant views towards Hope Mountain. This fantastic property has been recently renovated to a high standard and boasts a spacious layout with a comfortable living room, open plan kitchen/diner and a conservatory, perfect for entertaining guests or relaxing with family. With 4 bedrooms and 2 bathrooms, there is ample space for a growing family or those in need of a home office. Spanning across 1,108 sq ft, this house offers a comfortable and inviting atmosphere for its residents. The property features parking for 2 vehicles, ensuring convenience for homeowners and visitors alike. Externally there are attractive gardens to the front and rear. The village of Hope has a wealth of local amenities close to hand including shops, doctors surgery, good primary and secondary schools and has excellent access Wrexham, Mold and Chester. Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and experience the warmth and comfort this property has to offer.

- A FOUR BEDROOM DETACHED HOUSE
- RECENTLY RENOVATED TO A HIGH STANDARD
- STUNNING VIEWS OF HOPE MOUNTAIN
- NO CHAIN!
- SOUGHT AFTER VILLAGE LOCATION
- CONTEMPORARY FITTED KITCHEN OPEN PLAN INTO DINING AREA
- UTILITY AREA & DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN SUITE BATHROOM
- FAMILY SHOWER ROOM
- CLOSE TO HIGHLY REGARDED CASTELL ALUN HIGH SCHOOL



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Entrance Hall

A light bright entrance space with carpeted stairs to first floor, wood effect flooring, under stairs cupboard, doors to living room and kitchen/diner.

Living Room

Carpet, window to front, decorative fireplace alcove with tiled hearth and timber lintel over.

Kitchen/Diner

A beautifully appointed fitted kitchen featuring a range of navy blue wall and base units, complementary worktops, inset composite sink/drainer, electric hob, extractor, single oven, dishwasher, breakfast bar, designer vertical radiator, vinyl flooring, French style doors to conservatory, door to rear hall.

Conservatory

1/3 brick, 2/3 glazed, poly carbonate roof, double doors to side.

Utility

A matching range of base units, complementary worktops, inset composite sink with mixer tap, window to side.

WC

WC with hand wash basin over cistern, aqua panels to walls.

Rear Hall

External door to rear, doors to wc and utility.

First Floor Landing

Carpet, doors to four bedrooms and family shower room. Window to rear, storage cupboard, loft access.

Bedroom One

Carpet, window to rear, door to en suite bathroom.

En Suite

Freestanding feature bath tub with central taps, his and hers hand wash basins set in a vanity unit, wc, heated towel rail, wood effect flooring, combination of aqua panel splashbacks and tiling to the walls. Window to rear.

Bedroom Two

Carpet, window to front with views towards Hope Mountain.

Bedroom Three

Carpet, window to front

Bedroom Four

Carpet, window to front.

Family Shower Room

Generous walk in shower with electric shower over, hand wash basin and wc set in a vanity unit, window to rear, heated towel rail, vinyl flooring, aqua panel splashback.

Garage

Half sized garage providing a useful storage space.

Outside

Front - Gated entrance from Stryt Isa leading to a pattern concrete drive to half sized garage/store, lawn to side, LPG gas tank access, access to rear garden.

Rear - Well maintained garden with gravel area and concrete hardstanding adjacent house steps up to lawn, enclosed with fencing.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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 from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage





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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(B2 plus) A		
(B3-4) B	C		
(D5-6) D	D		
(D9-10) E	E	39	
(F1-2) F	F		
(G1-2) G	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions	(B2 plus) A		
(B3-4) B	C		
(D5-6) D	D		
(D9-10) E	E	57	
(F1-2) F	F		
(G1-2) G	G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC





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