



5

Wrexham | | LL12 9PQ

£220,000

**MONOPOLY**<sup>®</sup>

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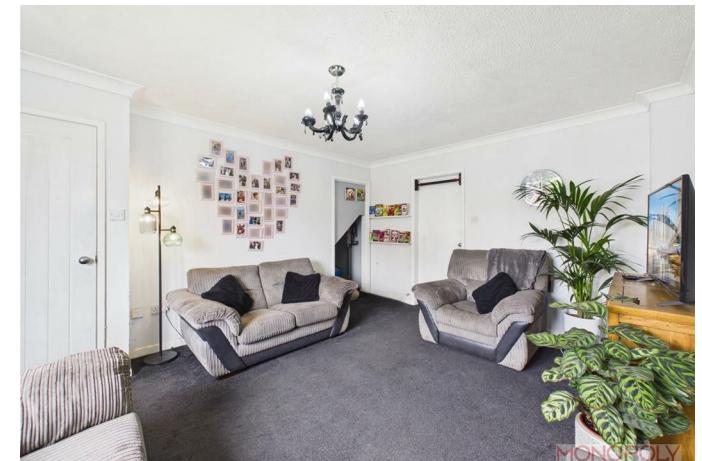
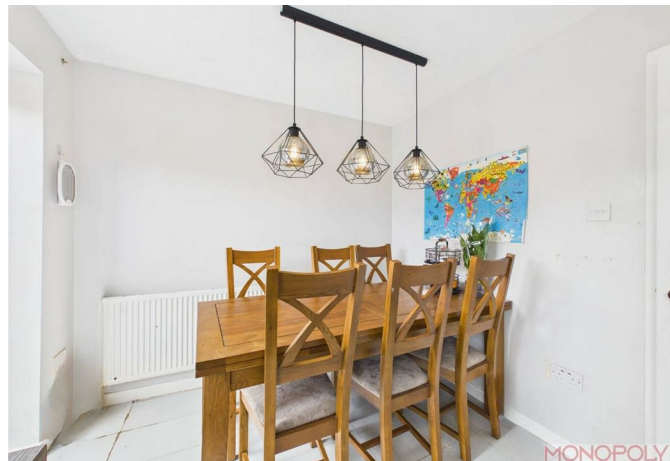
Situated within the highly sought-after village of HOPE, this well-presented three bedroom terraced family home benefits from an ADDITIONAL OFFICE/NURSERY and RECENTLY INSTALLED WINDOWS AND DOORS, enhancing both the appearance and energy efficiency of the property.

In brief, the accommodation comprises an entrance hallway, spacious living room and an open plan kitchen/dining room to the ground floor. To the first floor, the landing provides access to three DOUBLE bedrooms, with the principal benefiting from an en-suite shower room, alongside a family bathroom and a useful office/nursery space.

Externally, the property benefits from a garden to the front, while to the rear there is a lawned garden and patio area, ideal for outdoor seating and entertaining. The property also benefits from two allocated parking spaces.

Riversleigh is situated within the popular village of Hope, a location particularly favoured by families due to its proximity to highly regarded schools including Castell Alun High School. A range of local amenities are within walking distance including shops, cafés, eateries and everyday conveniences. The area is also renowned for its scenic countryside surroundings, with nearby walks including Hope Mountain and Park in the Past. Excellent transport links are available, with easy access to both Mold and Wrexham, while nearby train services provide convenient connections to Chester and the wider region.

- THREE BEDROOM TERRACED HOME
- PRINCIPAL BEDROOM WITH EN-SUITE
- ADDITIONAL OFFICE/NURSERY
- SPACIOUS LIVING ROOM
- KITCHEN/DINING ROOM
- LANDING AREA WITH STORAGE AND ACCESS TO LOFT
- FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- TWO ALLOCATED PARKING SPACES
- SOUGHT AFTER VILLAGE OF HOPE



### Entrance Hall

Composite door leads into entrance hallway with radiator tiled floor, stairs to first floor, door into living room.

### Living Room

UPVC double glazed window to the front elevation, carpet flooring, ceiling light point, panelled radiator, under stairs storage and door into kitchen/dining area.

### Kitchen/Dining

Open plan kitchen/dining room with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob and extractor over. Space for washing machine and fridge freezer. Tile effect wooden laminate flooring, two ceiling light points, radiator, space for dining table, uPVC double glazed window to the rear and uPVC double glazed French doors to the garden area.

### Landing Area

L shaped landing area with access to loft via pull down ladder, storage cupboard with shelving, carpet flooring, access to three bedrooms, office and family bathroom.

### Bedroom One

UPVC double glazed window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

### En-suite Shower

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and enclosed electric shower. Vinyl flooring, extractor, ceiling light point and radiator.

### Bedroom Two

UPVC double glazed window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator. Access to loft space.

### Bedroom Three

UPVC double glazed window to the rear elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

### Office/Nursery

UPVC double glazed window to the rear elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

### Family Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath. Finished with vinyl flooring, panelled radiator, ceiling light point and uPVC double glazed window to the front elevation.

### Outside

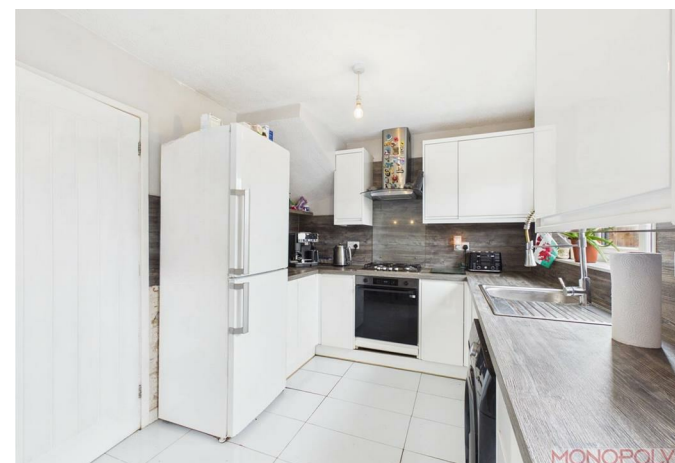
To the front there is a lawned garden area. There is access alongside the property with a timber gate providing access to the rear garden where you will find a paved patio and lawned garden area bound by walls and timber fence panels for privacy. The property has the added benefit of two allocated parking spaces to the rear.

### Additional Information

The boiler has been serviced regularly, there have been new windows and doors fitted. There are two allocated parking spaces at the back. The home is in the catchment area for Castell Alun High School. The loft is boarded with a pull down ladder.

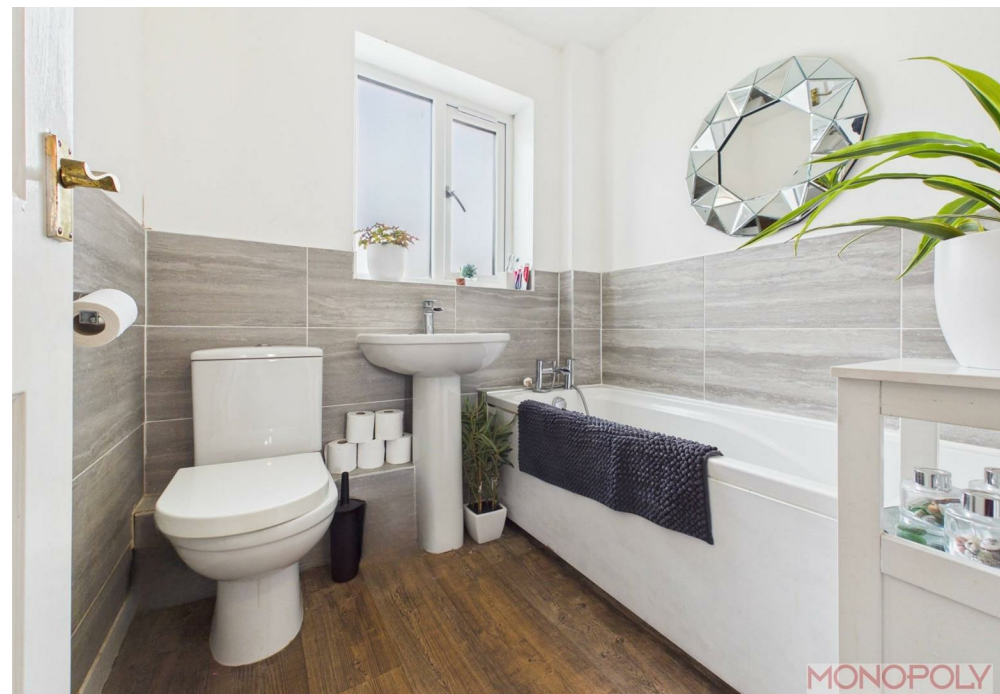
### Important Information

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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.



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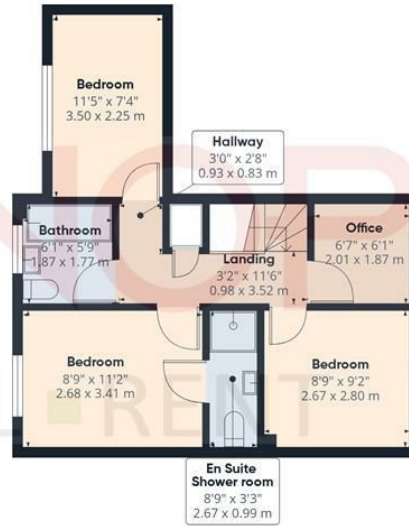


Ground Floor

Approximate total area<sup>(1)</sup>

771 ft<sup>2</sup>  
 71.5 m<sup>2</sup>

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Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

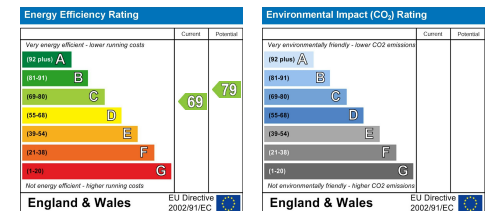
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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