



**Bostolvan**

Wrexham | | LL12 9NH

Offers In Excess Of £560,000

**MONOPOLY**  
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# Bostolvan

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A substantial five bedroom detached family home occupying a generous plot with large gardens to the front and back and located in the desirable village of Hope. This wonderful family home has been extended to produce a stunning kitchen/family/dining room to the rear which is the heart of the home as well as two further reception rooms, three bathrooms and five double bedrooms, all of which superbly presented and can only be appreciated via internal inspection. The property sits on well maintained, generous gardens with a large lawn with feature rockery to the rear with extensive patio. To the front is a large lawned garden with fantastic views of Hope mountain. The village of Hope offers a wealth of local amenities including a Co-Op, doctors, popular primary and secondary school as well as having excellent access to Chester, Wrexham and Mold. In brief the property comprises of; hallway, playroom/study, lounge, large kitchen/family/dining room, utility room and downstairs shower room to the ground floor and 5 double bedrooms, en-suite and family bathroom to the first floor.

\*\* APPROX AREA OF GF INCLUDING GARAGE = 1621.25 SQ FT \*\*

\*\* APPROX AREA OF FF = 912 SQ FT \*\*

\*\* TOTAL AREA OF HOUSE = 2533.36 SQ FT \*\*

- A substantial 5 bedroom detached family home
- Extended to the rear to form a stunning kitchen/family/dining room
- 5 Double bedrooms
- 3 Bathrooms including a downstairs shower room
- Large gardens to the front and rear
- Off road parking and garage
- Views of Hope Mountain
- Walking distance to Castell Alun High School
- Desirable village location
- VIEWING HIGHLY RECOMMENDED



### Hallway

With attractive wood effect tiled flooring, stairs off to the first floor, under stairs storage area.

### Playroom/Study

15'11" x 11'6" (4.87m x 3.52m)

A spacious and versatile room with a double glazed window to the front with lovely views towards Hope Mountain, wood effect flooring.

### Lounge

18'0" x 12'10" (5.49m x 3.93m)

A spacious and superbly presented room with engineered oak flooring with electric under floor heating, living flame gas fire, 2 double glazed windows, the front one having fantastic views of Hope Mountain.

### Kitchen/Family/Dining Room

34'6" x 18'4" (10.52m x 5.60m)

Wow! a simply stunning and highly impressive room, extended to form a large and light kitchen/family/dining room with a beautifully appointed fitted kitchen offering a comprehensive range of attractive wall, drawer and base units, Quartz work surfaces with inset sink, central Island with Quartz work top incorporating a breakfast bar and wine chiller. There is also an integrated dishwasher, fridge/freezer and another freezer, built in electric double oven, 5 ring induction hob with glass splash back, contemporary extractor fan over, wood effect tiled flooring. The family room area has continuation of the tiled flooring with under floor heating, folding doors off to the rear garden, 3 skylights, 2 picture windows to either side of the Media wall with inset electric fire.

### Utility Room

7'11" x 6'7" (2.43m x 2.01m)

With plumbing for a washing machine, space for a

dryer, quartz work top, storage unit, wall units, wood effect tiled flooring with under floor heating, door into the garage.

### Ground floor Shower Room

11'0" max x 6'4" (3.36m max x 1.94m)

Fitted with a low level w.c, oval wash hand basin with vanity unit under, fully tiled shower cubicle with twin shower heads, wood effect tiled flooring with under floor heating, double glazed window, skylight.

### First Floor Landing

With a double glazed window to the front offering stunning views of Hope Mountain, door to an airing cupboard housing the hot water tank.

### Bedroom 1

16'0" x 11'7" (4.88m x 3.54m)

An impressively spacious bedroom with a double glazed window to the front with stunning views of Hope mountain, fitted wardrobes with sliding mirrored doors, carpeted flooring.

### En-Suite

11'8" x 6'0" (3.56m x 1.85m)

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, bidet, part tiled walls, window.

### Bedroom 2

15'4" x 9'9" (4.69m x 2.99m)

A spacious and well presented bedroom with dual aspect double glazed windows, wood effect flooring.

### Bedroom 3

15'3" x 8'0" (4.65m x 2.44m)

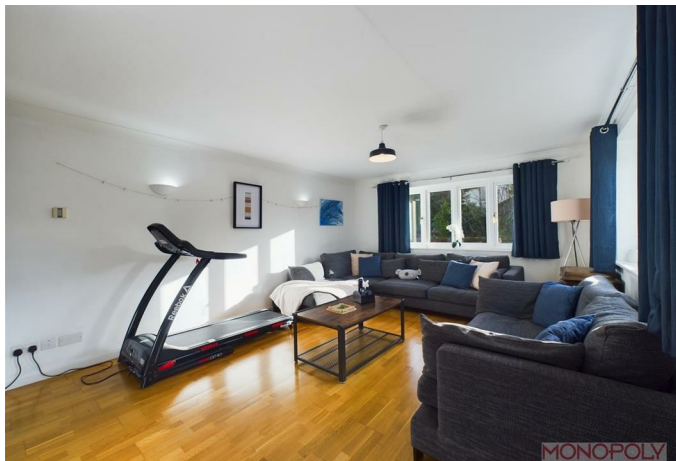
A double bedroom with a double glazed window to the side, carpet tiled flooring.

### Bedroom 4

11'8" x 9'5" (3.56m x 2.89m)

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





### Bedroom 5

12'1" x 7'10" (3.69m x 2.41m)

Another double bedroom with a double glazed window to the front with fantastic views of Hope Mountain, wood effect flooring.

### Bathroom

9'8" x 7'11" (2.96m x 2.43m)

Fitted with a low level w.c, wash hand basin, bath with shower over, part tiled walls, double glazed window.

### Outside

A real feature to this property are the generous grounds it occupies with a large lawned garden to the front with views of Hope Mountain and a concrete driveway leading to a garage with up and over door. To the rear is a well maintained and extensive garden with a large paved patio immediately adjacent to the rear of the property leading on to a large 2 tiered lawn with feature rockery. There is also a paved area to both sides of the property as well as well established plants and trees.

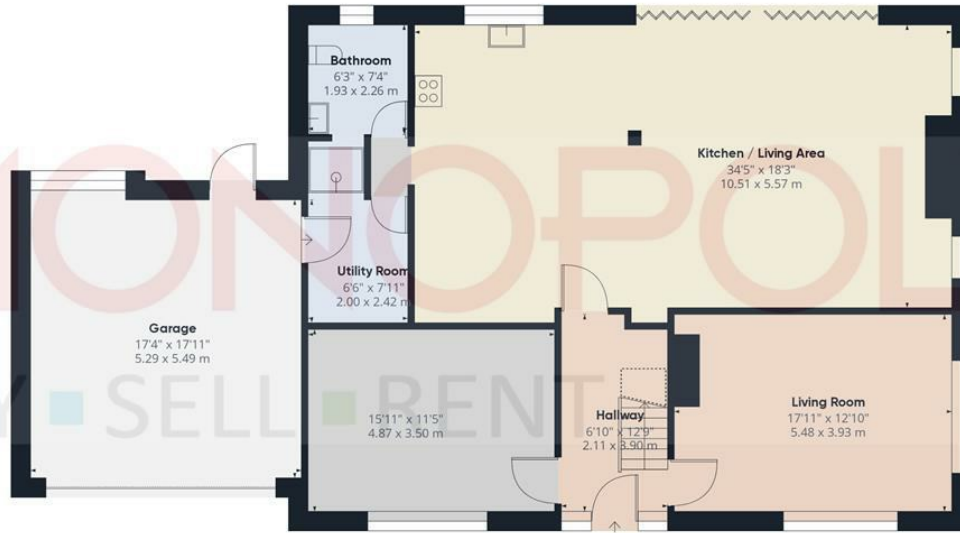








MONEY LAUNDERING REGULATIONS 2003  
 BUY SELL RENT



Approximate total area<sup>0</sup>

2533.36 ft<sup>2</sup>  
 235.36 m<sup>2</sup>

Reduced headroom

9.06 ft<sup>2</sup>  
 0.84 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

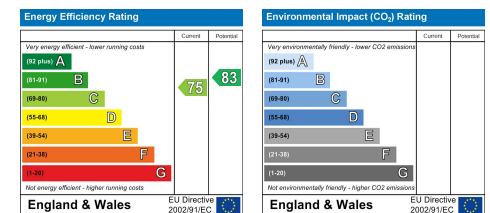
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

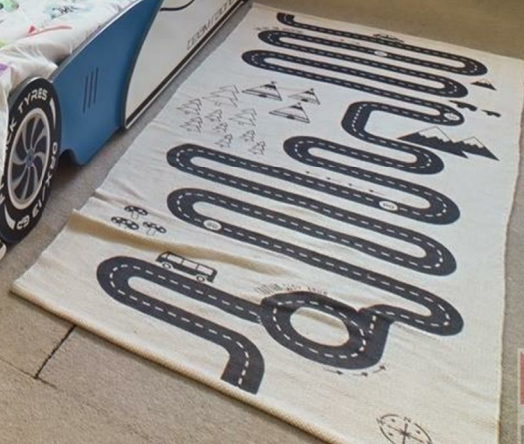
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**MONEY LAUNDERING REGULATIONS 2003**

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









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