6

Wrexham | | LL12 9PX

Offers In Excess Of £325,000

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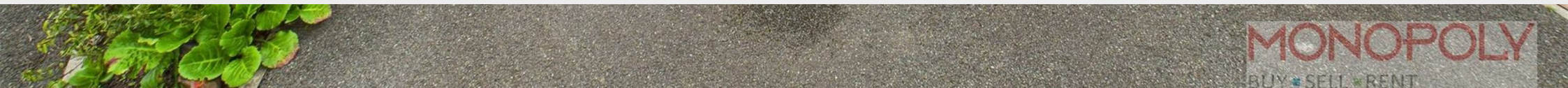

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always will
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# 6

## Wrexham | | LL12 9PX

NO CHAIN! Located in the highly sought-after village of Hope, Wrexham, this modern four-bedroom detached family home offers spacious and versatile accommodation, ideal for contemporary family living. Built in 2013, the property benefits from a converted garage, providing an additional ground floor reception room, and a private, non-overlooked rear garden. In brief, the accommodation comprises an entrance hallway, spacious lounge, kitchen/breakfast room, a second reception room/dining room, rear porch and ground floor WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. Externally, the property offers a driveway providing off-road parking for two vehicles, a lawned front garden and a low-maintenance rear garden featuring a raised decking area, ideal for outdoor entertaining. The property is situated in the desirable residential development of Maes Glyndwr, within the popular village of Hope. The area boasts an excellent range of local amenities including shops, pubs, takeaways, a dentist and pharmacy. Families are particularly drawn to the area due to the well-regarded Castell Alun High School and nearby primary school. For outdoor enthusiasts, Alyn Waters Country Park and the picturesque Park in the Past offer scenic walks, lake swimming and paddleboarding. Hope is conveniently positioned for access to Mold and Wrexham, with excellent transport links to Chester and beyond via Hope railway station and the nearby A483.

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION OF HOPE
- GARAGE CONVERSION PROVIDING ADDITIONAL RECEPTION ROOM
- DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- GARDENS FRONT AND REAR - NOT OVERLOOKED FROM REAR
- DRIVEWAY FOR TWO VEHICLES
- IMMACULATE THROUGHOUT
- CLOSE TO MOLD, WREXHAM AND CHESTER - EXCELLENT TRANSPORT LINKS
- NO CHAIN!

**Entrance Hallway**
Composite entrance door opens into the hallway, featuring Karndean flooring, a panelled radiator, ceiling light point, and stairs rising to the first floor. A uPVC double glazed window to the side elevation with fitted Venetian blind provides natural light.

**Lounge**
UPVC double glazed window to the front elevation with venetian blinds. Under-stairs storage cupboard. Wall mounted electric fire, continuation of Karndean flooring, ceiling light point, two panelled radiators and door leading into kitchen/breakfast room.

**Kitchen/Breakfast Room**
Modern kitchen fitted with a comprehensive range of wall, drawer and base units, topped with a complementary work surface. Integrated appliances include a fridge-freezer, dishwasher, double electric oven with grill, four-ring gas hob and stainless steel extractor over. Stainless steel sink unit with mixer tap over. Space and plumbing provided for a washing machine. The room features recessed LED lighting, a panelled radiator, and a continuation of the Karndean flooring. There is ample space for a family dining table, a uPVC double glazed window overlooking the rear garden, and internal doors leading to the rear porch and additional reception room.

**Dining Room**
Garage conversion completed to provide an additional reception room. UPVC double glazed window to the front elevation. Karndean flooring, ceiling light point and panelled radiator.

**Rear Porch**
Porch area with ceiling light point, panelled radiator, Karndean flooring, door leading into downstairs WC and door leading outside to rear garden area.

**Downstairs WC**
Two piece suite comprising low-level WC and pedestal wash hand basin with splash-back tiling. Panelled radiator, Karndean flooring, ceiling light point, panelled radiator and uPVC double glazed window to the side elevation with venetian blinds.

**Landing Area**
Carpet flooring, ceiling light point, doors into bedrooms and bathroom.

**Principal Bedroom**
UPVC double glazed window to the front elevation with venetian blinds. Cupboard housing water cylinder with storage. Ceiling light point, panelled radiator and carpet flooring. Door into en-suite.

**En-suite**
Three piece suite comprising low-level WC, wash hand basin and enclosed mains shower cubical with tiled surround and glass screen. Karndean flooring, panelled radiator, recessed LED lighting and uPVC double glazed window to the front elevation with blinds.

**Bedroom Two**
UPVC double glazed window to the rear elevation with venetian blinds. Carpet flooring, ceiling light point and panelled radiator.

**Bedroom Three**
UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

**Bedroom Four**
UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

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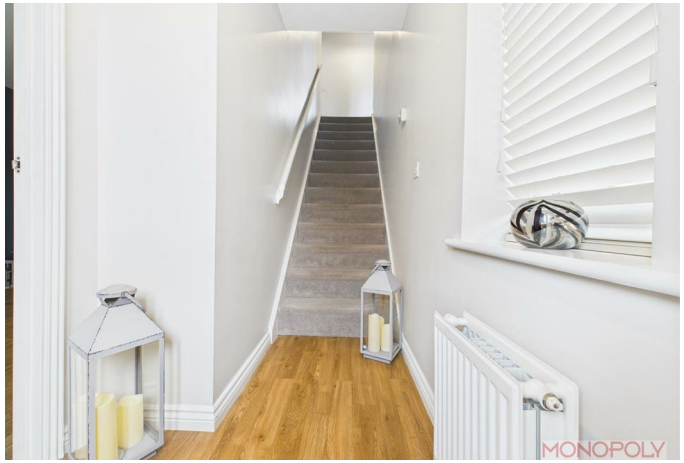
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**Bathroom**
Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Half tiled walls. Heated towel rail, recessed LED lighting, Karndean flooring and uPVC double glazed frosted window to the rear elevation with blinds.

**Outside**
To the front elevation there is a tarmac driveway with space for two vehicles and a front lawn area with established shrubberies. To the side there is a timber gate providing access to the rear. To the rear the garden has the added benefit of not being overlook from the rear. There is a patio area with artificial lawn and decked seating area. A gate provides access to the field to the rear. There is an outside tap and lighting. To the border are fence panels.

**Additional Information**
The property was built in 2013 and has been well-maintained by the present owners during that time. Located on a cul-de-sac with a children's play ground located on the development. The property is leasehold with 236 years remaining on the lease.

**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 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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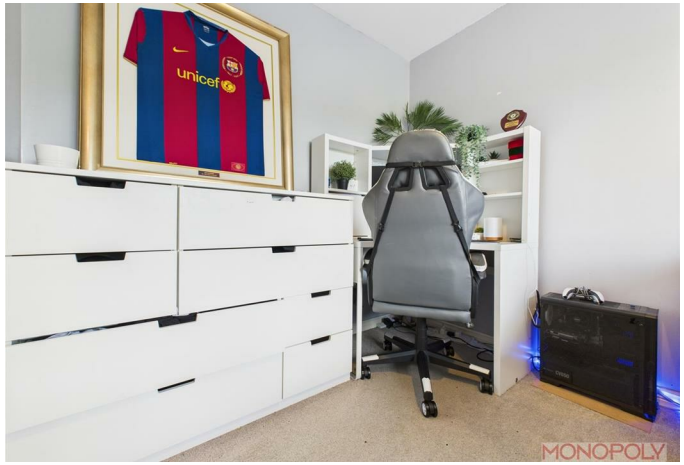
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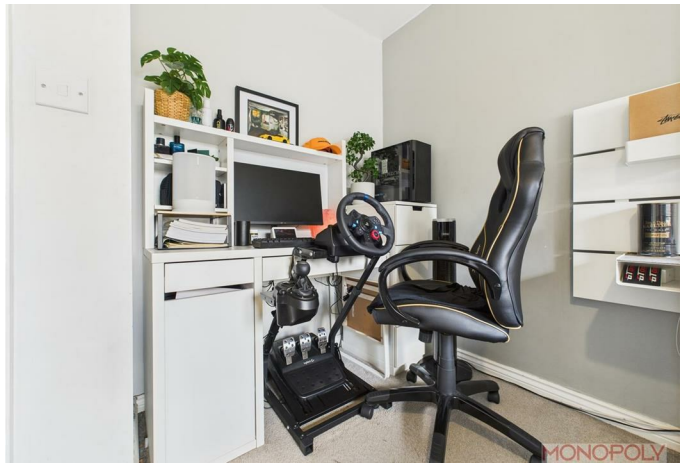
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Ground Floor

Floor 1

**Approximate total area**(1)

1095 ft²

101.8 m²

(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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MONEY LAUNDERING REGULATIONS 2003

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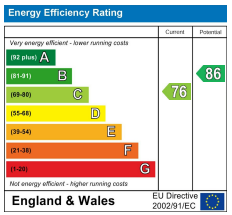


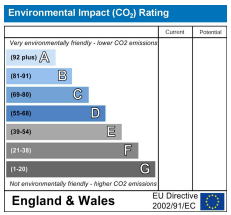

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