

6 Clos Lowri, Hope, Wrexham, Flintshire, LL12 9QA



4BR, 2BA, 1HBA  
GROSS INTERNAL AREA  
FLOOR 1 643 sq.ft. FLOOR 2 628 sq.ft.  
EXCLUDED AREAS : GARAGE 132 sq.ft.  
TOTAL : 1,271 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



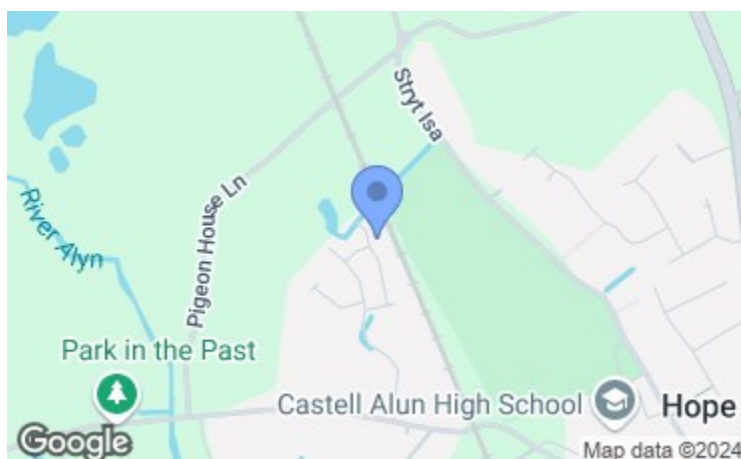
**Cavendish**  
ESTATE AGENTS

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Energy Efficiency Rating	
Current	Potential
79	90
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

**6 Clos Lowri**  
Hope, Wrexham, Flintshire  
LL12 9QA

**Price**  
**£350,000**

A WELL APPOINTED FOUR BEDROOM MODERN DETACHED FAMILY HOUSE WITH CONTEMPORARY DESIGNED CONSERVATORY, SUPERB REFITTED KITCHEN/DINER AND PRIVATE GARDEN. Occupying an attractive position to the head of this established development, near to open countryside, on the periphery of this sought after village. This well designed family home affords well presented accommodation which has been enhanced with internal remodelling and a refitted luxury kitchen with quartz worktops and a full range of Neff appliances. It benefits from a gas (LPG) fired central heating and double glazing and in brief comprises a spacious reception hall with tiled floor, cloakroom/WC, living room with access to the garden, a superb open plan kitchen/dining room, conservatory, first floor landing, bedroom one with built-in wardrobes and well appointed ensuite shower room, three further good sized bedrooms (bedroom two also with built in wardrobes) and fully tiled family bathroom. Double width drive, CCTV system, integral garage and private enclosed rear garden with patio area. VIEWING HIGHLY RECOMMENDED.



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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## LOCATION

The property forms part of this well regarded development situated off Fagl Lane on the fringe of the village. There is a small children play park within the development whilst the village has a mini supermarket serving daily needs, a church and local bus services. Schools for all ages, including the highly regarded Castell Alun High School, are available nearby. Hope is centrally situated between Mold (6 miles), Wrexham and Chester (10 miles) and is ideally placed for access to the larger centres of employment. A local train station provides a service between Wrexham and Bidston, with connection onwards to Liverpool.

## THE ACCOMMODATION COMPRISES

New (September 2024) contemporary double glazed front door to Reception Hall.

## RECEPTION HALL

4.85m x 2.01m (15'11" x 6'7")



High gloss tiled floor, white spindled staircase to the first floor, radiator, recessed ceiling lighting and white panelled interior doors.

## CLOAKROOM/WC



Comprising pedestal wash hand basin and low flush WC. Feature mosaic effect part tiled walls, tiled floor, radiator, recessed ceiling light and extractor fan.

## LIVING ROOM

4.65m x 3.43m (15'3" x 11'3")



An attractive room with full length uPVC double glazed windows and doors to the rear providing access to the garden, TV aerial point and radiator.



By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/SC



## GARAGE

With up and over door, wall mounted gas fired central heating boiler, electricity meter, power and light installed. Tumble dryer included within the sale.

## REAR GARDEN



To the rear is a pleasant, private enclosed garden which is not directly overlooked. Paved patio areas, raised flowerbeds to the rear and panelled fencing. Outside security light, outside tap and feature lighting.



## DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the mini-roundabout take the second exit onto Chester Road. At the main roundabout take the third exit onto the A541 Wrexham road proceeding through the

village of Pontblyddyn and thereafter continue to the outskirts of Caergwrle. At the end of the former dual carriageway, take the first left turning signposted for Hope, which is Fagl Lane. Continue for approximately 1/3 a mile and take the left turning into Tudor Court. Proceed into the newer part of the development and continue to its furthest point, following the road around to the right, whereupon the property will be found set back on the left hand side.

## AGENT'S NOTE

We are advised that the property is connected to a shared LPG facility which serves the whole of the development. Each property is separately metered.

## TENURE

Freehold

## COUNCIL TAX

Flintshire County Council - Tax Band E

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

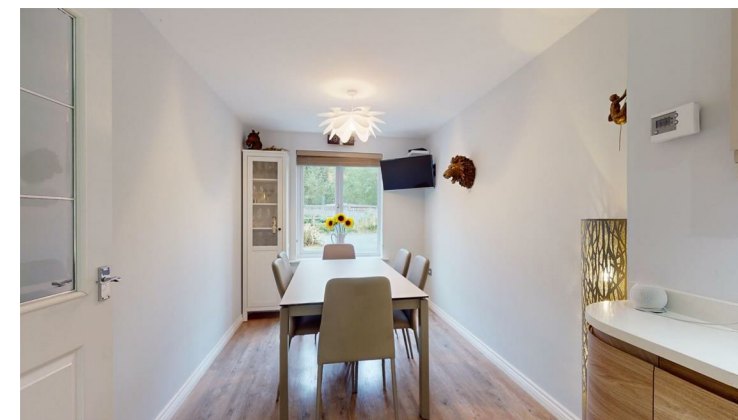
## VIEWING

## KITCHEN/DINING ROOM

8.59m x 2.34m (28'2" x 7'8")



A spacious open plan room extending the full depth of the house, combining kitchen and dining areas. The kitchen has been refitted with a quality range of dual toned woodgrain effect and matt grey fronted units with matching quartz worktops with upstands. Range of integrated Neff appliances comprising touch control induction hob with contemporary style cooker hood with lighting above, integrated combination microwave and single electric oven with slide and hide door feature, integrated fridge freezer, dishwasher and a concealed Neff washing machine. Feature concealed lighting, glass splashbacks, continuation of the high gloss tiled floor to the kitchen area and wood effect vinyl floor covering to the dining area and double glazed window to the front. TV aerial point, double panelled radiator, tall contemporary radiator and recessed ceiling lighting. UPVC double glazed French doors to the conservatory.



## CONSERVATORY



A modern contemporary design conservatory with high pitched double glazed roof and full length double glazed windows with sliding patio doors to either side. Laminate flooring, contemporary style radiator, wall light points and power points.





**FIRST FLOOR LANDING**

Loft access, radiator, cylinder cupboard with pressurised hot water cylinder tank and further built-in storage cupboard. White panelled interior doors lead to all rooms.

**BEDROOM ONE**

3.43m x 3.07m plus wardrobes (11'3" x 10'1" plus wardrobes)

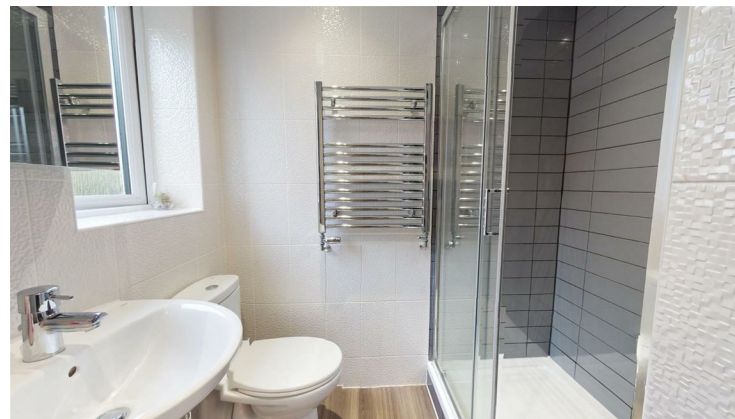


An attractive room with two double glazed windows to the front with pleasing views across neighbouring countryside, two sets of built-in wardrobes with mirrored door fronts, shelved alcove with TV and power points available, and radiator.



**ENSUITE SHOWER ROOM**

1.91m x 1.70m (6'3" x 5'7")



Well appointed ensuite with large tiled shower enclosure with sliding screen and main shower valve with twin headset, pedestal wash basin and low flush WC. Chrome towel radiator, wood effect vinyl floor covering, extractor fan and double glazed window with frosted glass.

**BEDROOM TWO**

3.81m x 2.57m (12'6" x 8'5")



A double sized room with double glazed window to the front, shelved alcove with TV aerial point and power points, built-in wardrobe unit and double panelled radiator.



**BEDROOM THREE**

3.56m x 2.67m (11'8" x 8'9")



Double glazed window to the rear and radiator.



**BEDROOM FOUR**

3.30m x 2.39m (10'10" x 7'10")

Double glazed window to the rear and radiator.

**BATHROOM**

2.49m x 2.29m (8'2" x 7'6")



A fully tiled family bathroom comprising panelled bath with electric shower and screen, pedestal wash basin and low flush WC. Attractive tiled walls, contrasting wood effect flooring, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

**OUTSIDE**

To the front there is a double width tarmac drive providing off-road parking for two cars as well as access to the integral single garage. Potential to extend the drive to provide additional parking. A gated pathway to the side of the house leads through to the rear garden. Lawned areas extend to either side of the drive and outside light point.