



Stryt Isa

Hope,
Wrexham, Flintshire LL12 9PT

Price
£400,000

VIDEO TOUR AVAILABLE

A LARGE 4 BEDROOM DETACHED HOUSE OF INDIVIDUAL DESIGN WITH THREE RECEPTION ROOMS AND STUDY, INTEGRAL DOUBLE GARAGE WITH STORE, ALL SET WITHIN LARGE PRIVATE GARDENS OF ABOUT 0.52 ACRE.

In need of some modernisation and refurbishment the property offers an opportunity to upgrade and re-model to individual requirements. It affords entrance porch, reception hall with cloakroom & w.c, large lounge with impressive vaulted ceiling and galleried landing, dining room, conservatory, kitchen/breakfast room, utility and rear porch. First floor large landing with access to balcony, four bedrooms, bathroom and modern shower room. The property has oil central heating, an integral double garage with stores/workshop, extensive lawned gardens with splendid westerly views over school playing fields towards Hope mountain.

VIDEO TOUR

A VIRTUAL TOUR OF THE PROPERTY IS AVAILABLE ON REQUEST FROM OUR MOLD OFFICE PROVIDING YOU WITH A VIRTUAL VIEWING OF THE SETTING, ACCOMMODATION AND GROUNDS. WE HOPE YOU WILL FIND THE VIDEO HELPFUL.

LOCATION

The village of Hope lies in a convenient position for access to Chester, Wrexham, Mold and the A55 at Dobshill enabling ease of access throughout the region. Alternatively there are good railway links to Wrexham, Wirral/Liverpool. There are facilities catering for most daily requirements within the village including doctors surgery, post office, general store, leisure centre, library, two public houses and two restaurants. There are also well regarded Primary and Secondary Schooling within the village. Distance to Chester approx 9 miles * Mold approx 7 miles * Wrexham approx 6 miles * Liverpool approx 26 miles * Manchester approx 50 miles

THE ACCOMMODATION COMPRISES:

Hardwood panelled and glazed door with matching panelled side. Opening to:

ENTRANCE PORCH

1.65m x 1.52m (5'5" x 5')

RECEPTION HALL

4.34m x 3.45m (14'3" x 11'4")

Parquet wood flooring, glazed inner door and screen to central hall with an open tread staircase rising off. Fitted cloaks cupboard with hooks and panelled radiator.



CLOAKROOM

1.30m x 1.30m (4'3" x 4'3")

Wash basin with tiled splash and low level WC, parquet flooring and radiator.

LOUNGE

6.05m x 4.37m (19'10" x 14'4")

An impressive room with high vaulted ceiling with mono pitch roof under-clad in pine with feature stone clad chimney breast, open fire grate. The room affords a high degree of natural lighting with an almost full depth picture window to the left hand side with three further double glazed windows affording a pleasing aspect over the front garden and beyond towards Hope Mountain. TV point, low level radiator and parquet flooring. Sliding doors to Dining Room.



DINING ROOM

5.18m x 3.20m (17' x 10'6")

Double glazed patio doors to rear, coved ceiling, parquet flooring and panelled radiator. Square archway to Conservatory.



CONSERVATORY

4.95m x 2.79m (16'3" x 9'2")

Designed to take full advantage of the private north-westerly facing garden with double glazed windows on a low level brick base with pine clad ceiling and parquet flooring.



STUDY

2.77m x 1.78m (9'1" x 5'10")

Double glazed window, wall shelving, parquet flooring and radiator.

KITCHEN

4.06m x 3.12m (13'4" x 10'3")

Fitted base and wall units with a wood grained effect finish to door and drawer fronts and working surfaces, stainless steel sink with double drainer and mixer tap, four ring inset hob, built-in electric oven, convector hood, space for fridge, tiled splash-backs, radiator and double glazed window with aspect over a field. Understood to have parquet flooring.



UTILITY ROOM

3.10m x 2.13m (10'2" x 7')

Brown enamelled multi-fuel Tirolla stove (which interconnects the heating system) with oven, hot plate and back boiler providing domestic hot water and heating, single drainer sink, plumbing for washing machine, wall shelving and radiator. Access off to a Rear Porch.



REAR PORCH

3.20m x 1.52m (10'6" x 5')

With stable door to rear and personal door to Garage. Panelled radiator.

FIRST FLOOR LANDING

A large a well lit room with a wide double glazed sliding patio window opening to the balcony, fitted airing cupboard with pre-lagged cylinder and immersion heater and radiator.



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GALLERIED LANDING

Overlooking the lounge with almost full depth picture window to the left hand gable.



BEDROOM ONE

5.18m x 4.45m red 3.91m (17' x 14'7" red 12'10")
Double glazed window to rear and panelled radiator.



BEDROOM TWO

3.38m x 3.12m (11'1" x 10'3")
Double glazed window with views toward Hope Mountain, fitted shelving, radiator.



BEDROOM THREE

4.06m x 3.43m (13'4" x 11'3")
Double glazed window with aspect over the fields.
Panelled radiator.



BEDROOM FOUR

4.57m x 3.15m (15' x 10'4")
Double glazed window and panelled radiator.



BATHROOM

2.49m x 2.08m (8'2" x 6'10")
Coloured suite comprising panelled bath, pedestal wash basin and WC, fully tiled walls and radiator.

SHOWER ROOM

2.59m x 1.35m (8'6" x 4'5")
Modern white suite comprising a wide cubicle and with glazed screen and electric shower, pedestal wash basin and WC, tiled walls, ceiling down-lighters and panelled radiator.

OUTSIDE

The property stands within grounds of about 0.526 acres. The house is set some distance back from the minor road with a wide splayed entrance with timber panelled gates opening to a long sweeping and gravelled driveway which extends to and across the front elevation of the house and also to the right hand gable where there is a large timber framed car port with paved area and a further gravelled hard-standing to the side providing ample space for several cars and a caravan.

To the front is a large lawned area with large fish pond together with established and well stocked flower and shrub border.



THE GROUNDS

The grounds extend around to the left hand side where there is a large and quite secluded lawned garden with shaped lawn, established shrubberies, an aluminium framed greenhouse and pergola. Whilst to the rear the grounds have been designed for low maintenance being mainly gravelled with brick pathways.

PLEASE NOTE: there is no right of way through the field gate to the rear right hand boundary, the land beyond was sold by our client some years ago and is zoned for residential development.



INTEGRAL DOUBLE GARAGE

4.83m x 5.82m (15'10" x 19'1")
Large integral double garage with electric up and over door to the front, window to the gable and enclosed workshop/garden storeroom to the rear.

WORKSHOP/GARDEN STORE ROOM

3.20m x 2.16m (10'6" x 7'1")
With double glazed window and radiator.

BOILER ROOM

Also located off the garage with an oil fired boiler providing heating and hot water.

COUNCIL TAX BAND

Flintshire County Council - Band G.

AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

DIRECTIONS

From the Agent's Mold office continue down Chester Street to the roundabout turning right onto Chester Road. At the main roundabout take the third exit onto the A541 signposted for Wrexham. Continue through the village of Pontblyddyn and upon reaching the outskirts of Caergwrie turn left onto Fagl Lane signposted Hope. Continue into Hope and upon reaching the 'T' junction turn left and immediately left onto Stryt Isa whereupon the property will be located after some 500 yards on the right hand side.

VIEWING

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

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

HME/CC



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.

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