



## 43 Mountain View

Hope, Wrexham, LL12 9NE

Offers In The Region Of £220,000





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## Accommodation Comprises:

The property is entered via a modern UPVC door with frosted glazed panels and matching side lights, opening into a striking L-shaped hallway.

### Entrance Hall

This space has a wonderful sense of height thanks to its high vaulted ceiling and feature pendant lighting. The wood-effect grey tiled flooring and anthracite radiator give a contemporary finish, and newly fitted oak doors lead to the lounge, kitchen, and downstairs WC.

### Downstairs W.C

Beautifully updated and extended, the cloakroom features a low-flush W.C and a stylish vanity unit with inset basin and mixer tap. Splashback tiles, recessed spotlights, and an extractor fan add both practicality and style, while the wall-mounted anthracite towel rail provides a luxurious finishing touch.

### Lounge

The lounge is a generous and inviting room, centred around a large bay window to the front elevation which allows plenty of light to pour in. The neutral carpet gives the room a cosy feel, while a modern vertical radiator adds a contemporary edge. Stairs lead to the first floor, and the space beneath them is perfect for a desk, reading nook, or extra storage.

### Kitchen

The kitchen is both modern and functional, fitted with white wall and base units complemented by wood-effect worktops. A stainless steel sink with mixer tap sits beneath tiled splashbacks, while cooking facilities include a four-ring gas hob with built-in oven and extractor fan. Integrated appliances include a slimline dishwasher and under-counter fridge, with plumbing in place for a washing machine. A wall-mounted Ideal combi boiler is neatly housed here, and the room also features grey tiled flooring, ceiling lighting, smoke alarm, and a ladder-style heated towel rail. A decorative alcove has been built into the wall, adding an attractive focal point.

### Dining Room/Snug

The impressive extension to the rear provides a superb open-plan dining and snug space, perfect for family gatherings and entertaining. Wooden parquet flooring, inset spotlights, and a vaulted ceiling with pendant light give the room a stylish finish. Natural light floods the space from a skylight, a side window, and UPVC French doors that open directly onto the rear garden. A further window to the rear ensures this space feels bright and airy throughout the day. The snug

area includes a wood-effect countertop with space beneath for additional under-counter appliances, making it a versatile and practical feature. With wonderful views across Hope Mountain and the countryside, this is a true highlight of the home.

## First Floor Accommodation

### Landing

The landing is bright and welcoming, with a UPVC side window, carpeted flooring, loft access, a smoke alarm, and oak doors leading to the bedrooms and bathroom.

### Bedroom One

The main bedroom is a spacious double, easily accommodating a king-size bed and additional furnishings. A built-in over-stair cupboard with rails and shelving provides practical wardrobe space. The room is finished with carpet flooring, a modern radiator, a central ceiling light, and a large UPVC window to the front elevation which fills the room with natural light.

### Bedroom Two

The second bedroom is a well-sized single, ideal as a child's room, guest bedroom, or home office. The rear-facing UPVC window frames superb views across Hope Mountain and the surrounding countryside, while built-in storage over the stairs offers both shelving and hanging space. Carpeted flooring and a modern radiator complete this bright and versatile room.

### Bathroom

The bathroom has been stylishly refitted by the current owners with a contemporary three-piece suite. It comprises a close-coupled WC, inset wash basin with mixer tap set into navy vanity cupboards, and a tiled bath with wall-mounted electric shower. The bath area is fully tiled for a sleek finish, and further features include tiled flooring, a chrome ladder-style heated towel rail, a central ceiling light, and a frosted UPVC window to the rear elevation.

### Outside

Stepping out from the kitchen, you are welcomed onto a block-paved patio that wraps around to the side of the property, providing access to the front of the garage. From here, paved steps and a pathway lead down through the garden's attractive tiers. The first level is laid mainly to lawn, framed by mature shrubs and bushes along the boundaries, with the added charm of a flourishing apple tree. A further tier below offers a second lawned area, while the lowest level is home to a gravelled patio with a raised seating area, perfect for

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relaxing and entertaining.

To the rear of the garage sits a purpose-built outbuilding, accessed via UPVC wood-grain double doors with glazed panels. This versatile space could serve as a home office, hobby room, summer house, or garden retreat. The garden is enclosed with wooden panel fencing and enjoys direct views towards Hope Mountain and the countryside beyond, offering a peaceful and private outdoor haven.

### EPC Rating - D

### Council Tax Band - C

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Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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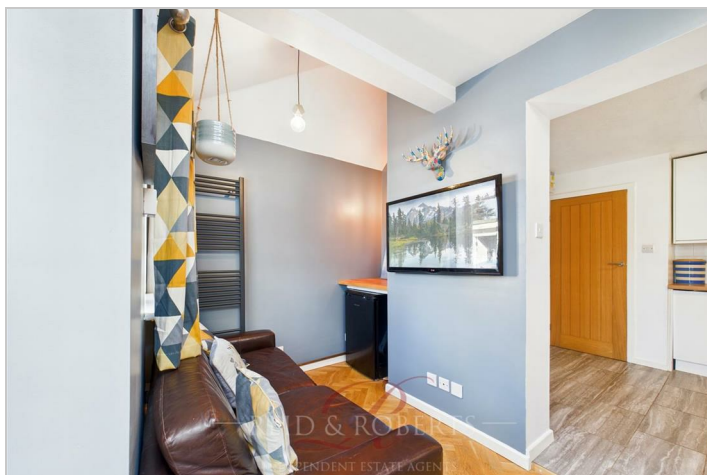
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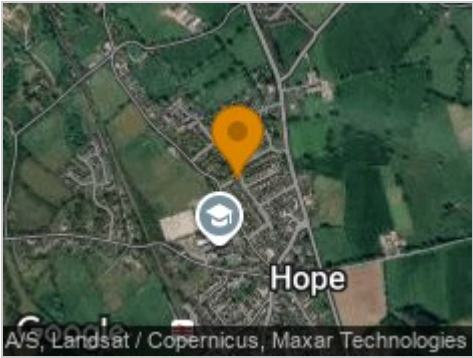
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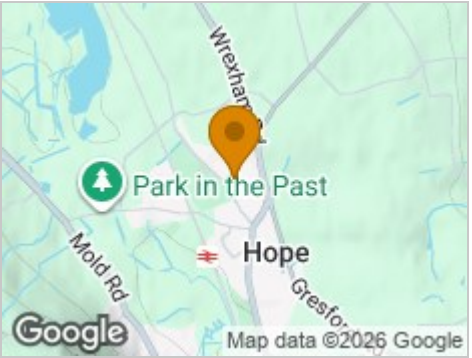
Road Map



Hybrid Map



Terrain Map



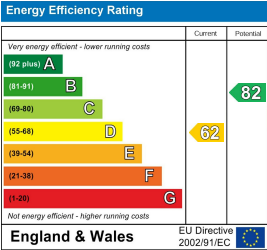
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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