

# Town & Country

Estate & Letting Agents

Clos Owain, Hope, Wrexham

£185,000



Located within the popular village of Hope with easy access Wrexham, Chester and Mold as well as to good schooling, local motorway networks and a host of day-to-day amenities. This modern three bedroom townhouse benefits from UPVC double glazing along with gas central heating and comprises an entrance hall with cloakroom WC off, modern kitchen, spacious living room with French doors off opening to the rear garden and the first floor landing offering access to all three bedrooms and the bathroom suite. Externally to the front of the property, are two off-road parking spaces, the rear garden is low maintenance with an artificial lawn and composite deck patio area. This property is available with the benefit of no onward chain.

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## Externally Front

With two off-road parking spaces positioned to the front of the property and a canopy porch above the front door.

## Entrance Hall

The property is entered through a double glazed timber panel front door which opens to vinyl flooring, a radiator, stairs off rising to the first floor accommodation and doors off opening to the kitchen, cloakroom WC and living room.



## Cloak Room WC

Installed with a white dual flush low level WC along with a wash hand basin with tiled splash back, radiator and extractor fan.



## Kitchen

10'3 x 8'4

The kitchen is installed with a range of modern grey wall, base and drawer units complimented by stainless steel handles with work surfaces housing a stainless steel and one and a half bowl sink unit with mixer tap, integrated appliances include a stainless steel oven, hob and extractor hood along with a fridge/freezer, there is space and plumbing for a washing machine, housing cupboard for the gas combination boiler, on the wall is a radiator and a window faces the front elevation.



## Living Room

14'2 x 15'

Having a radiator, under stairs storage cupboard and UPVC double glazed French doors opening to the rear garden.

## First Floor Landing

With doors to all three bedrooms and the bathroom along with access to the loft



## Bedroom One

14'2 x 8'6

With a window facing the front elevation and radiator below, fitted with bedroom units incorporating two wardrobes, a dressing table with drawer and mirror and the luggage cupboard above.



## Bedroom Two

10'1 x 8'6

With a window facing the rear elevation and radiator below.



## Bedroom Three

6'3 x 6'8

With a radiator and window facing the rear elevation.



## Bathroom

With a built-in shelved storage cupboard and fitted with a modern white suite comprising a panel bath with electric shower above protective glass screen, a dual flush low level WC, pedestal wash hand basin, chrome heated towel rail, partially tiled walls, an opaque window facing the front

elevation and extractor fan within the wall.



## Rear Garden

A low maintenance rear garden with artificial lawn and composite deck patio area with rear gated access all enclosed by a series of timber fence panels and having an external power supply .

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

