

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £565,000

🏠 4 Bedrooms    🚿 2 Bathrooms

8 Tudor Court, Fagl Lane,  
Hope, Wrexham LL12 9PJ

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### General Remarks

NO CHAIN - A particularly spacious detached home providing well-proportioned accommodation extending to over 2100 square feet (195 square metres) briefly comprising an enclosed porch, hall, cloakroom, three reception rooms, conservatory, oak fitted breakfast kitchen. utility, airy landing, four double bedrooms, master full en-suite, shower room. Oil CH and PVCu DG. Solar panels. Double garage. Established well stocked gardens affording privacy.

**Location:** Hope is a sought after village location conveniently situated at the centre of a triangle formed by Wrexham, Mold (both 7 miles) and Chester (8 miles). The property occupies a residential cul-de-sac location. Hope provides wide-ranging local amenities including a modern Medical Centre; Railway Station; Co-Op Convenience Store; Primary School and the highly respected Castell Alyn High School.

**Constructed** of brick-faced external cavity walls relieved by woodgrain-effect PVCu framed double glazed windows and doors, all beneath a tile-clad roof.



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1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

## Accommodation

### On The Ground Floor:

#### **Enclosed Porch:** 7' 2" x 5' 2" (2.18m x 1.57m)

Approached through PVCu framed double glazed French doors with matching side reveals. Karndean-style woodblock-effect flooring. Lead-lighted hardwood door with matching side reveal to:

**Entrance Hall:** 14' 3" x 12' 7" (4.34m x 3.83m) and 9' (2.74m). Deep coved ceiling. Similar flooring. Understairs storage cupboard. Radiator. Double power point. Six panel doors leading off to:

**Cloakroom:** 5' 2" x 3' 1" (1.57m x 0.94m) Fitted two piece white suite comprising a corner wash hand basin and a w.c. with concealed cistern. Fully tiled. Radiator.

**Study:** 14' 6" x 7' 6" (4.42m x 2.28m) Three-branch pendant light point and two matching wall-lights. Radiator.

**Lounge:** 22' 2" x 11' 8" (6.75m x 3.55m) Dual aspect with two windows overlooking the rear garden and French doors to the side. Deep coved ceiling. Two radiators. Two pendant light points with two matching wall-lights.

**Dining Room:** 15' 1" x 14' 8" (4.59m x 4.47m) Chandelier-style pendant light with two matching wall-lights. Deep coved ceiling. Radiator. Lead-lighted hardwood framed door with matching side reveal to:

**Conservatory:** 15' 0" x 12' 9" (4.57m x 3.88m) Of PVCu framed double glazed construction over a cavity brick plinth. Ceramic tiled floor with under-floor heating. Two wall-lights. Central light/fan unit. French windows to the rear garden.

**Breakfast Kitchen:** 14' 9" x 12' 1" (4.49m x 3.68m) maximum. Fitted ranges of oak finished units including a single drainer stainless steel sink unit with inset lighting to the canopy above set into a range of five-doored base units and two sets of pan drawers with extended work

surfaces, beneath which there is an integrated fridge, dishwasher and "Neff" electric double oven. Inset "Neff" hob with a chimney-style extractor hood above set between a total of seven-doored suspended wall cabinets, two being full height with lead-lighted glass doors and drawer storage beneath. Matching corner shelved unit and radiator covers. Ceramic tiled splash-backs to working areas.

**Utility Room:** 18' 0" x 8' 4" (5.48m x 2.54m) maximum. Single drainer stainless steel sink unit with adjacent work surfaces, beneath which there is space for a washing machine and a tumble dryer. Further range of two single base units with extended work surfaces, beneath which there is a wine-rack and space for a further appliance. Eight-doored suspended wall cabinets. PVCu framed part glazed external door. Personal door to Garage. Radiator.

### On The First Floor:

**Landing:** 13' 1" x 9' 1" (3.98m x 2.77m) Loft access-point to Attic. Radiator.

**Bedroom 1:** 16' 3" x 12' 0" (4.95m x 3.65m) Including ranges of light oak fitted furniture comprising eight-doored wardrobes with a matching adjacent dressing table unit and high level cupboards above. Matching bedhead with two bedside units. Electric trouser press. Ornate corniced ceiling. Radiator. Dual aspect with windows to side and rear.

**En-Suite Bathroom:** 10' 7" x 5' 7" (3.22m x 1.70m) Fitted four piece suite comprising an inset D-ended jacuzzi bath with oak framed mirror surround, w.c. with concealed cistern, vanity wash hand basin and corner quadrant shower tray with screen and mains thermostatic shower fitting. Chrome ladder radiator. Coved ceiling. Fully tiled and mirror panelled walls. Inset ceiling lighting. Extractor fan.









**Bedroom 2:** 14' 7" x 11' 9" (4.44m x 3.58m) To the face of a full depth range of mirror-fronted wardrobes. Dressing table unit. Radiator.

**Bedroom 3:** 9' 10" x 9' 2" (2.99m x 2.79m) To the face of a range of full depth mirror-fronted wardrobes. Radiator.

**Bedroom 4:** 11' 8" x 8' 7" (3.55m x 2.61m) Including corner wardrobe with double mirror sliding doors. Radiator.

**Shower Room:** 8' 9" x 8' 4" (2.66m x 2.54m) Fitted four piece suite comprising a disabled shower unit with mains thermostatic shower fitting, shower tray with screen enclosure and "Triton" electric shower, close coupled w.c. and vanity wash hand basin. Built-in cupboard with solar units. Fully tiled walls. Electric light/shaver point.

**Outside:** The property occupies a level plot. From the highway there is a tarmac drive flanked by mature shrubbery borders opening to a wide Parking/Turning Area off which there is an attached Double Garage 18'7" x 16'5" (5.66m x 5.00m) fitted with two separate up and over doors, one with electric control and having electric light and power points and a free-standing "Firebird" oil-fired central heating boiler.

The gardens to both sides and rear are predominantly lawned with a choice of flagged Seating Areas and heavily stocked flower, shrub and tree borders.

Oil storage tank.

**Services:** Mains water, electricity and drainage are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the oil-fired "Firebird" boiler situated in the Garage.

The property is wired for a BT telephone system. The property is fitted with a series of solar voltaic cells which produce an income of approximately £1,600 per annum.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Note:** The fitted floor, window coverings and light fittings are to be included at the sale price.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - Awaited.

**Council Tax Band:** The property is valued in Band "G".

**Directions:** For satellite navigation use the post code LL12 9PJ. Leave Wrexham on the A541 Mold Road continuing for about five miles through the villages of Gwersyllt, Cefn y Bedd and Caergwrle. On leaving Caergwrle turn right signposted Hope. Continue for 0.4 mile until turning left onto Tudor Court opposite the new Foxfields development on the right. The drive to No. 8 will be seen after about 75 yards on the right opposite a turning head on the left.

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