

BOWEN

PROPERTY SINCE 1862



Offers in the region of £400,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Newlyn, 24 Stryt Isa, Hope,
Wrexham, LL12 9PT

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General Remarks

A refurbished and extended modern detached family home providing attractively presented three reception room / four bedroom / two bathroom accommodation in a contemporary style in a pleasant slightly elevated position with views over the playing fields of Castell Alun Secondary School towards Hope Mountain.

This modern detached residence has been extensively refurbished during the last two years and is now presented in an attractive contemporary style. It comprises an entrance hall with bespoke built-in storage cupboards beneath the stairs; lounge with a media wall; soundproofed study/music room; nearly 19' long dining kitchen with high gloss midnight blue shaded units, contrasting work surfaces and upstands and integrated appliances; conservatory; rear hall; cloakroom and utility. Upstairs there are four bedrooms, the main with fitted wardrobes and full en-suite bathroom, and a family shower room. The main house is fitted with PVCu double glazing and fascias to all but the conservatory and heating is provided by a 'Glow Worm' combi boiler. Outside there is a patterned concreted front drive with EV charging point and a raised lawned garden. Gated paths to both sides leading to a slate covered seating area and mainly lawned garden afforded privacy by mature hedgerow surrounds. VIEWING HIGHLY RECOMMENDED.



BOWEN

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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

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 pleasant position elevated above the road frontage with views from the front over the playing fields of Castell Alyn School towards Hope Mountain. 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 beneath a tiled roof.

On The Ground Floor:

Entrance Hall: 14' 10" x 6' 1" (4.52m x 1.85m)

Approached through a composite door with sealed unit double glazed side reveals. Deep coved ceiling. Single power point. Radiator. Built-in double-doored cloaks cupboard with fitted shelving and six pull-out drawer units beneath the stairs.

Lounge: 14' 11" x 12' 8" (4.54m x 3.86m) Provision for an open fireplace with tiled recess having heavy timber beam above. Fitted media wall with low level storage cupboard having illuminated open shelving above. Five plaques to the opposite wall with two wall-lights. Radiator. Four double power points. Satellite aerial point.

Study/Music Room: 8' 11" x 7' 6" (2.72m x 2.28m)

Radiator. Four double power points. Sound-proofed walls and ceiling.

Dining Kitchen: 18' 8" x 9' 10" (5.69m x 2.99m) excluding alcove. The Kitchen Area is fitted with midnight blue shaded units having contrasting work surfaces and upstands including an inset sink with "Quooker" instant hot water tap. Seven-doored base units with extended work surfaces, beneath which there is a "Beko" electric oven

and an integrated dishwasher. Inset ceramic hob with an integrated extractor hood set between three suspended wall cabinets. Tall column radiator. Inset and pendant light points. Four double, one single and electric cooker point exposed with concealed spurs for appliances.

Conservatory: 8' 2" x 8' 0" (2.49m x 2.44m) Of timber framed single glazed construction over a cavity brick plinth. Radiator. Double power point.

Side Hall: 3' 0" x 3' 0" (0.91m x 0.91m) PVCu framed external door.

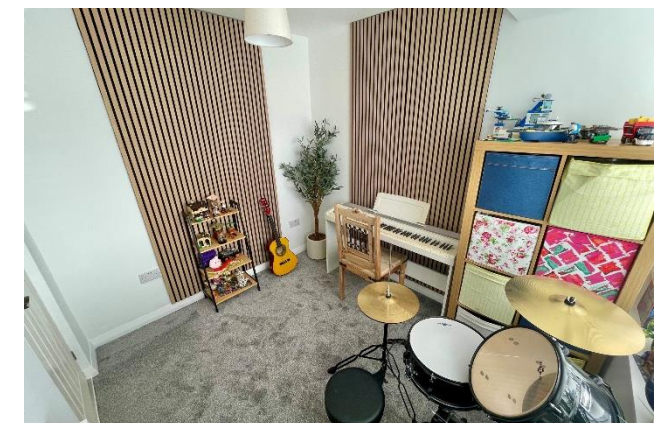
Cloakroom: 3' 9" x 2' 6" (1.14m x 0.76m) Combined close coupled w.c. with wash hand basin above. Water-proof boarded walls with fitted shelving. Extractor fan.

Utility Room: 8' 1" x 8' 1" (2.46m x 2.46m) Matching units to two walls including a single drainer composite sink with monobloc mixer tap inset into a range of four-doored base units with adjoining tall broom cupboard. Three-doored suspended wall cabinets. Extended work surfaces, beneath which there is plumbing for a washing machine and space for a dryer. Two double power points exposed with concealed spurs for appliances.

On The First Floor:

Landing: Boiler cupboard accommodating the "Glow-Worm" combination boiler. Smoke alarm. Double power point. Loft access-point with drop-down ladder to boarded insulated Attic.

Bedroom 1: 12' 11" x 9' 11" (3.93m x 3.02m) excluding door recess. Built-in range of wardrobes with two sliding doors. Radiator. Two double power points.









En-Suite Bathroom: 7' 5" x 6' 4" (2.26m x 1.93m) Fitted four piece white suite comprising "his and hers" wash hand bowls, a double d-ended bath with central monobloc mixer tap and a close coupled dual flush w.c. Water-proof boarded and tiled walls. Tall ladder radiator. Inset ceiling spot-lights. Extractor fan.

Bedroom 2: 13' 10" x 10' 3" (4.21m x 3.12m) Applied timbers to one wall. Radiator. Three double power points. Views over the playing field towards Hope Mountain.

Bedroom 3: 9' 6" x 8' 0" (2.89m x 2.44m) excluding door recess. Radiator. Two double power points. Views over the playing field towards Hope Mountain.

Bedroom 4: 8' 8" x 7' 11" (2.64m x 2.41m) Radiator. Two double power points. Views over the playing field towards Hope Mountain.

Shower Room: 8' 0" x 4' 7" (2.44m x 1.40m) Full-width shower tray with screen and electric shower. Combination w.c. and semi-recessed wash hand basin with cupboard storage. Ladder radiator. Water-proof boarded walls. Inset ceiling spot-lights. Extractor fan.

Outside: A patterned coloured concreted drive with splayed stone-faced access from the roadway leads to an on site Parking Space with external EV charging point. Gated pedestrian paths to both sides leading to a slate-covered Seating Area with fixed seating to a slightly raised lawned garden beyond afforded privacy by a mature hedgerow. Outside tap and lighting system.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm" combination LPG gas-fired boiler situated in the boiler cupboard on the Landing.

Tenure: Freehold. Vacant Possession on Completion.

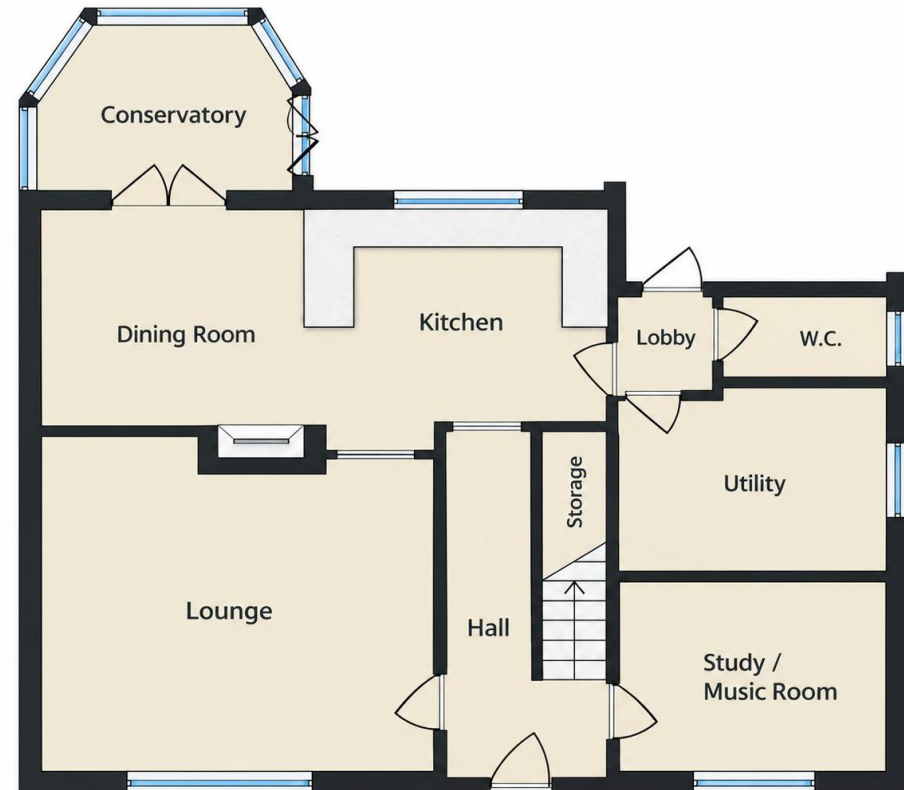
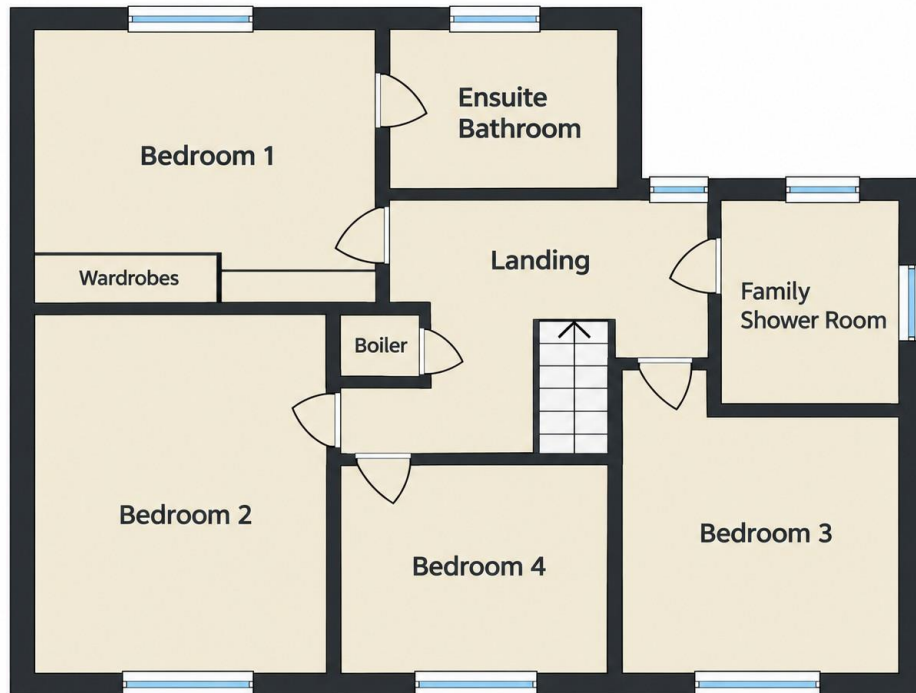
Note: Certain internal fittings such as venetian blinds, fitted carpets and light fittings are also available by negotiation.

Room25name}: By prior appointment with the Agents.

EPC: EPC Rating - 39|E.

Council Tax Band: The property is valued in Band "F".

Directions: For satellite navigation use the post code LL12 9PT. 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 about half a mile to the next 'T' junction at which turn left. Turn immediately left again passing the school after which the property will be seen on the right.



Floor plan for illustrative purposes only and is not drawn to scale.
Openings and orientations are approximate and all parties must rely on their own inspections.

