

Town & Country

Estate & Letting Agents

Gresford Road, Hope, Wrexham

£220,000



Occupying an elevated position with stunning far-reaching views towards Hope Mountain, this beautifully presented two-bedroom detached bungalow offers stylish, single-storey living in a picturesque setting. The accommodation comprises a welcoming entrance hallway, spacious lounge with a feature log-burning stove, modern fitted kitchen, two well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from generous lawned gardens, a private rear patio and off-road parking for two vehicles, making it an ideal home for those seeking both comfort and tranquillity.

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DESCRIPTION

This attractive detached bungalow has been thoughtfully maintained and offers bright, modern accommodation throughout. The spacious lounge enjoys picturesque views towards Hope Mountain and features a charming log-burning stove, while the contemporary kitchen is fitted with a range of modern units and integrated appliances. Both bedrooms are well-proportioned, with the principal bedroom enjoying stunning countryside views, and the family bathroom is appointed with a modern three-piece suite. Outside, generous gardens wrap around the property, complemented by a private patio seating area and off-road parking for two vehicles, providing an ideal space for both relaxing and entertaining.



LOCATION

Situated in the sought-after village of Hope, the property enjoys an enviable setting with beautiful countryside on the doorstep whilst remaining conveniently located for everyday amenities. Hope offers a range of local shops, cafés, schools and transport links, including a railway station providing connections to Wrexham, Chester and beyond. The surrounding area is renowned for its scenic walking routes, open countryside and easy access to Hope Mountain, making it an excellent location for those seeking a peaceful village lifestyle without compromising on convenience.

ENTRANCE HALL

The property is entered via a modern uPVC front door opening into a welcoming entrance hallway with attractive wooden laminate flooring, providing access to the principal accommodation.



LIVING ROOM

16'4" x 10'4"

A bright and spacious reception room featuring a charming fireplace with a log-burning stove set upon a quarry tiled hearth, creating an attractive focal point. uPVC double glazed French doors open to the front elevation, framing stunning views towards Hope Mountain and allowing an abundance of natural light to fill the room. Further benefits include wooden laminate flooring, inset spotlights, loft access, a double panel radiator and built-in storage cupboards housing the electric meter.



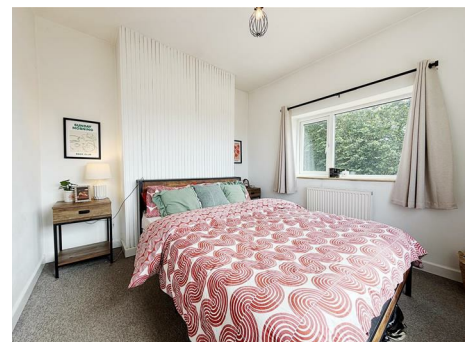
KITCHEN

15'10" x 9'10"

Fitted with a modern range of wall, drawer and base units complemented by contrasting work surfaces and under-cabinet LED lighting. Integrated appliances include an electric oven, ceramic induction hob and stainless steel extractor hood, with additional space provided for a washing machine and fridge freezer. The kitchen also benefits from a wall-mounted combination boiler, inset spotlights, a double panel radiator, uPVC double glazed windows to the side and rear elevations, and a uPVC door providing access to the rear garden.



LOG BURNER



BEDROOM ONE

10'7" x 8'7"

A well-proportioned principal bedroom

featuring an attractive panelled feature wall and uPVC double glazed windows to the side and rear elevations, enjoying exceptional views towards Hope Mountain. Further benefits include a double panel radiator, television aerial point and ceiling light point.



attachment over, pedestal wash hand basin and low-level WC. Finished with neutral grey splashback tiling, the bathroom also benefits from original tiled flooring, a heated towel rail, double panel radiator and an opaque uPVC double glazed window to the side elevation.



information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

To Make an Offer (Wrexham)

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

Viewings (Wrexham)

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



BEDROOM TWO

9'10" x 9'8"

A comfortable second bedroom with a uPVC double glazed window overlooking the rear elevation, together with a double panel radiator and ceiling light point.

EXTERNALLY

The property enjoys generous outdoor space with off-road parking for two vehicles positioned to the side. Well-maintained lawned gardens extend across both the front and side of the property, taking full advantage of the spectacular far-reaching countryside views. To the rear is a private patio seating area, ideal for outdoor dining and entertaining.



BATHROOM

11'11" x 5'5"

Appointed with a modern three-piece suite comprising a panelled bath with shower

Services (Wrexham)

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

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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