



## 47 Mountain View

Hope, Wrexham, LL12 9NE

Offers Over £240,000





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## Property Description

Reid & Roberts Estate and Letting Agents are pleased to present this deceptively spacious and beautifully extended three bedroom family home, ideally positioned at the end of a quiet cul-de-sac in the highly sought after village of Hope. Having undergone multiple extensions over the years, the property now offers an impressive amount of versatile living space, perfectly suited to modern family life.

Tucked away in a peaceful location, the home enjoys a gated private driveway providing ample off road parking. The property is not overlooked, offering rare privacy both inside and out.

Internally, the accommodation is well presented throughout and comprises a welcoming entrance porch and striking reception hallway, leading to a bright bay-fronted lounge, a generous dining/snug area with elevated mountain views, and a stylish garden room ideal for use as a playroom, office or second sitting room. The modern kitchen is fitted with integrated appliances and a contemporary finish. Upstairs, you'll find three well-proportioned bedrooms, with the rear bedroom enjoying uninterrupted views of the surrounding mountains and woodlands, along with a luxurious family bathroom and separate WC.

Outside, the low-maintenance garden offers a truly tranquil retreat, surrounded by mature bushes, trees, and beautifully maintained plants and flowers, creating a peaceful, private haven. A large outbuilding/garage with power and lighting provides superb potential for storage, hobbies, a gym, or working from home.

Located in Hope, a picturesque village with a welcoming community, excellent transport links, and access to highly regarded schools, this is a rare opportunity to secure a substantial, extended home in a desirable semi-rural setting with breathtaking views.

## Accommodation Comprises

A wooden gate opens onto the paved driveway with a mainly laid out lawn border.

### Entrance Porch

Accessed via a decorative frosted UPVC door with matching side panels, the entrance porch offers a practical and welcoming space, complete with tiled flooring, a radiator, and a handy storage cupboard.

### Reception Hallway

A spacious and welcoming hallway, offering room for additional furniture and featuring wood-effect flooring, recessed lighting, built-in storage, and a modern double panel radiator. A decorative glazed UPVC door allows natural light to flow through.

## Downstairs W.C

With wood effect flooring, a low flush WC, and a modern vanity unit with inset basin and mixer tap. Complemented by stone effect splashback tiling and decorative panelled wood walling, this space is thoughtfully designed with convenience in mind. A central ceiling light point completes the room.

## Lounge

Filled with natural light from a large bay fronted UPVC window with two side openers. Wood effect laminate flooring, an integrated living flame gas fire set within a feature wall, coved ceiling, and a ceiling light fitting combine to create a warm and inviting living space.

## Kitchen

Modern and well appointed, the kitchen is fitted with a range of wall, base, and drawer units, all topped with matching worktops and splashback tiling. Integrated appliances include an electric oven, four ring gas hob, extractor fan, dishwasher and tall fridge freezer with an additional void for a microwave or combination oven as well as plumbing for a washing machine. One and half bowl sink with mixer tap. Alpha E-Tec boiler. fitted in 2025. Finished with tiled flooring, recessed lighting, coved ceiling, and a contemporary vertical radiator, the kitchen is a practical and stylish cooking space.

## Dining Area

A generous, light-filled area ideal for hosting family meals or relaxing in comfort. With recessed spotlights, ceiling light with fan, another vertical radiator, and ample space for a large dining table as well as soft seating, this is a flexible and sociable heart of the home. A large rear-facing UPVC window and Velux roof light flood the space with natural light while showcasing beautiful elevated views of mountains and trees.

## Inner Hallway/Reception Room

Featuring matching wood-effect laminate flooring and a sleek vertical radiator for a contemporary feel. A central ceiling light point and access to the property's electric fuse board are also found here. An open-plan flow leads effortlessly into the adjoining dining space.

## Sun Room with Patio Doors

Step down into this versatile additional room, perfect as a playroom, second lounge, or home office. With continued wood-effect laminate flooring, recessed spotlights, a double panel radiator, and multiple access points including a UPVC glazed patio doors and window, it offers both comfort and connection to the outdoors.

## Stairs Rise To First Floor Accommodation

Tel: 01352 700070

### Landing

A generously proportioned landing area offering space for a home office or reading nook. Featuring a side-facing UPVC window with lovely leafy views, it's a bright and peaceful transition between the home's living and sleeping areas. Central ceiling light point and easy access to the loft complete the space.

### Bedroom One

Situated at the front of the home, the master bedroom features a large UPVC window with two openers, allowing for plenty of light and ventilation. A panelled radiator sits beneath the window, the room includes built-in storage with shelving and benefits from a central light point with dimmer switch.

### Bedroom Two

Also front-facing, the second bedroom is finished with wood-effect laminate flooring and fitted wardrobes with mirrored doors, providing excellent storage without compromising on space. A UPVC window with side opener and a central light point ensure the room is both bright and functional.

### Bedroom Three

Positioned at the rear to take full advantage of the stunning mountain views, this charming third bedroom includes a built-in storage cupboard, and the original airing cupboard. A double panel radiator provides warmth, while a rear-facing UPVC window captures the scenery beautifully.

### Bathroom

Contemporary and stylish, the bathroom boasts a luxury corner bath with built-in seat, a generously sized corner shower enclosure with mains power and handheld attachment, and a modern vanity unit with basin and storage beneath. Stone-effect splashback tiling, recessed

lighting, and a chrome heated towel rail add a sleek, spa-like finish. A frosted rear-facing UPVC window with fitted Venetian blinds completes the room.

### Seperate W.C

Matching the bathroom in design, the WC includes a low flush toilet and compact washbasin set in a vanity unit with storage. Finished with tiled splashbacks, decorative wooden panelling, recessed spotlights, and a frosted rear UPVC window.

### Garden

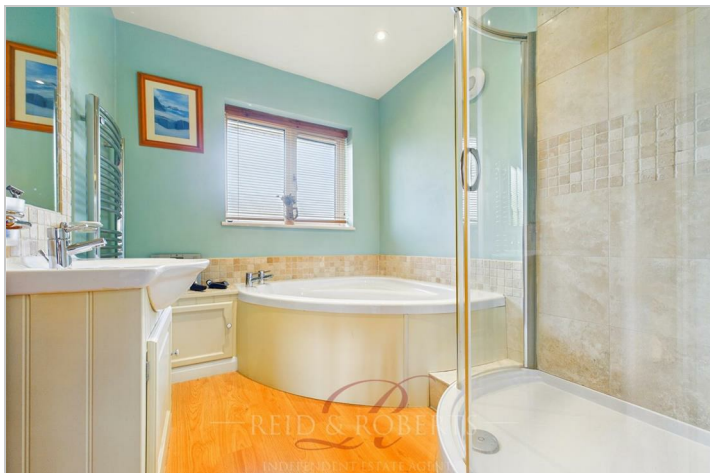
The garden is a true highlight of the property, boasting breathtaking views of the surrounding mountains. Thoughtfully designed for low maintenance, it features an abundance of colourful flowers, established shrubs, and mature trees, creating a vibrant yet manageable outdoor space. The garden is tiered to make the most of the setting, with a paved patio area perfectly positioned for al fresco dining and enjoying the stunning scenery.

### Garage

Accessed from the garden room, this sizeable and versatile space benefits from full electricity, fluorescent lighting, and ample room for storage, hobbies, or use as a home gym or office. Rare to find at this price point, it adds enormous flexibility to the property.

**Council Tax Band - C**

**EPC Rating - C**





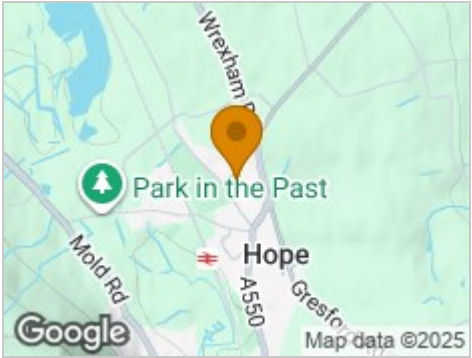
Road Map



Hybrid Map



Terrain Map



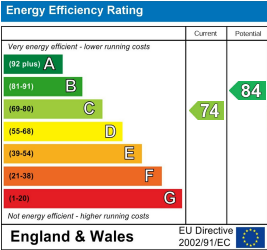
Floor Plan



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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