



25 St. Cynfarchs Avenue

Hope, Wrexham, LL12 9NR

Offers In The Region Of £280,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this spacious and well-proportioned five-bedroom family home offering versatile accommodation across two floors, with four double bedrooms, a fifth single bedroom/home office, two bathrooms, multiple reception areas and a generous kitchen with adjoining dining space.

The property benefits from a bright bay-fronted lounge, an L-shaped fitted kitchen, dining room, conservatory and useful rear boot room, as well as a single garage with light and power. Upstairs, the property provides four excellent sized double bedrooms and a fifth bedroom currently utilised as a home office, along with two bathrooms, one of which has been recently updated with a contemporary shower suite.

Positioned to enjoy open rear aspects with views towards the surrounding countryside and Hope Mountain, the home is not overlooked to the rear, allowing for a pleasant sense of privacy. The property also benefits from double glazed UPVC windows throughout and gas central heating.

Accommodation Comprises

Entrance Hallway

The property is entered via a UPVC front door with decorative frosted double glazed panel opening into a welcoming hallway. The space features wood-effect laminate flooring, picture rail, central ceiling light and a double panelled radiator. Stairs rise to the first floor and there is a cupboard housing the fuse board and electric meters. Further storage includes a coat and shoe cupboard with shelving and hanging rail, along with an under-stairs pantry cupboard with quarry tiled flooring and shelving. An archway leads through to the kitchen, while doors provide access to the lounge.

Lounge

A bright and spacious bay-fronted reception room with a double glazed UPVC bay window to the front elevation, allowing plenty of natural light. The room features chevron style wood-effect laminate flooring, a double panelled radiator, and an attractive open fireplace set on a marble hearth with tiled inset and wooden surround, creating a focal point to the space. Additional features include coved ceiling, picture rail, TV point and telephone point. An archway connects the lounge with the dining room.

Dining Room

A well-proportioned reception room ideal for family dining and entertaining. The room includes wood-effect laminate flooring, a double panelled radiator, picture rail and coved ceiling. A built-in display cupboard with glass doors and shelving is set within the alcove, providing useful storage and display space. UPVC French doors open directly into the conservatory, creating a seamless flow between living spaces.

Conservatory

The conservatory is constructed on a dwarf brick wall with floor-to-ceiling wood framed double glazed units, allowing for an abundance of natural light and pleasant views over the garden. The space features tiled flooring, electric points and aluminium framed sliding doors leading directly to the rear garden. The polycarbonate roof panels complete this bright additional living area, ideal for relaxing or entertaining.

Kitchen

The kitchen is arranged in an L-shaped layout and fitted with a range of wall and base units with complementary work surfaces. The first section provides space for an American-style fridge freezer, along with tiled flooring, splashback tiling and a double glazed UPVC window overlooking the rear garden. A wall mounted gas combination boiler is also located here. The second section of the kitchen includes a stainless steel one and a half bowl sink unit with drainer and mixer tap, additional splashback tiling, and space for a five-ring gas hob with double oven beneath and stainless steel extractor hood above. Further space is provided for an undercounter dishwasher and fridge, while a second UPVC window to the rear elevation allows for additional natural light. The room is finished with coved ceiling and central ceiling light.

Rear Hallway

Accessed from the kitchen, the rear hallway functions as a practical boot room with tiled flooring and central ceiling light. A UPVC double glazed door provides access to the rear garden, while an internal door leads directly into the garage.

First Floor Accommodation

Landing

The landing provides access to all bedrooms and bathrooms and includes ceiling lights, two smoke alarms and loft hatch access. A linen cupboard with shelving offers additional storage for towels and bedding.

Bedroom One

A generously sized double bedroom positioned to the front elevation. The room offers ample space for wardrobes and additional bedroom furniture. Features include carpeted flooring, a double panelled radiator and a double glazed UPVC window allowing for plenty of natural light.

Bedroom Two

Another excellent sized double bedroom located to the rear of the property, enjoying pleasant views over the garden and surrounding landscape. The room includes carpeted flooring, picture rail, central ceiling light, double panelled radiator and a UPVC double glazed window.

Bedroom Three

A further spacious double bedroom overlooking the rear elevation with open views and no overlooking properties to the rear. The room benefits from carpeted flooring, picture rail, central ceiling light and a single panelled radiator, along with a double glazed UPVC window.

Bedroom Four

A well-proportioned double bedroom situated to the front of the property with space for wardrobes and additional furnishings. Finished with carpeted flooring, picture rail, central ceiling light, single panelled radiator and double glazed UPVC window.

Bedroom Five / Home Office

The fifth bedroom is a smaller single bedroom currently utilised as a home office, making it ideal for those working from home. The room features carpeted flooring, picture rail, central ceiling light, double panelled radiator and a double glazed UPVC window to the front elevation with distant views.

Tel: 01352 700070

Shower Room

A recently updated and stylish shower room fitted with a contemporary three-piece suite comprising of a walk-in double shower enclosure with rainfall shower and handheld attachment, low level flush WC, vanity unit with inset wash basin and mixer tap. The shower area is finished with high gloss forest green wall tiles, complemented by vinyl flooring, a heated column-style towel rail, extractor fan and central ceiling light. A frosted UPVC double glazed window provides natural light and ventilation.

Family Bathroom

A second bathroom fitted with a three-piece suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splashback, and a low level WC. Additional features include vinyl flooring, ladder-style heated towel rail, central ceiling light and extractor fan.

External

Garden

The property enjoys a pleasant rear garden aspect with open views and no overlooking properties, creating a private outdoor environment. The garden can be accessed via the conservatory sliding doors or the boot room rear door, making it well suited for both everyday family use and entertaining.

Garage

A single garage fitted with an up and over door, along with light and power, providing useful storage or parking space.

EPC RATING - D

COUNCIL TAX BAND - C

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How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



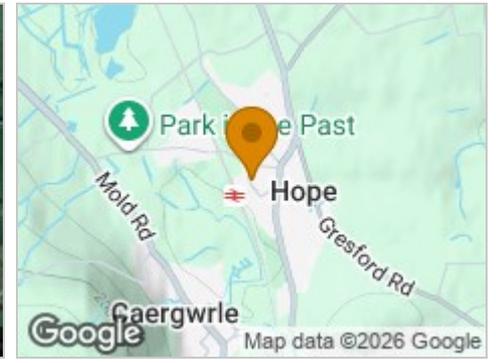
Road Map



Hybrid Map



Terrain Map



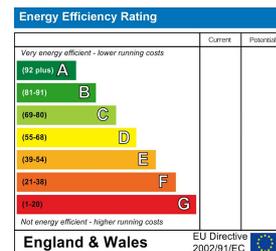
Floor Plan



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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