



## 33 Mountain View

Hope, Wrexham, LL12 9NE

Offers Over £190,000



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## Accommodation Comprises:

Tarmac driveway and paved patio leads up to:

### Entrance Porch

The property is entered via a wooden front door with decorative double glazed panels which open into an enclosed entrance porch. This useful welcoming space features wood-effect laminate flooring, a textured ceiling with a central ceiling light, and a double glazed UPVC window to the side elevation allowing natural light into the area. There is also a built-in cupboard housing the fuse board and meters, providing additional practical storage for coats and shoes.

A sliding folding wooden door with decorative glass panels opens through into the main living accommodation.

### Lounge

The lounge is a bright and spacious reception room offering a comfortable living space ideal for relaxing or entertaining. The room features wood-effect laminate flooring, a double panelled radiator, and textured and coved ceilings with a ceiling light. A large double glazed UPVC window to the front elevation allows plenty of natural light to flood the room.

Additional features include a TV point and phone point. A turned staircase leads to the first floor accommodation, while a double glazed UPVC frosted window to the side elevation provides further natural light. A door from the lounge leads through to the kitchen.

### Kitchen

The kitchen is fitted with a range of modern high gloss wall and base units with complementary worktops over, providing ample storage and preparation space. Incorporated within the worktops is a stainless steel one and a half bowl sink unit with mixer tap and drainer. The kitchen benefits from a range of integrated appliances including a built-in electric oven and grill, a four-ring gas hob with splashback tiling and extractor hood over, an integrated fridge freezer, and an integrated dishwasher. The room features wood-effect laminate flooring and a textured ceiling with inset spotlights, creating a bright and practical space for cooking and dining. Designed as a kitchen dining room, the space comfortably accommodates a dining table and chairs, making it ideal for everyday family meals or entertaining guests.

Additional features include a single panelled radiator and double glazed UPVC sliding patio doors which open out onto the rear garden. These doors allow plenty of natural light into the room while also offering lovely views towards Hope Mountain.

### First Floor Accommodation

### Landing

The staircase rises from the lounge to the first floor landing which provides access to all first floor rooms. The landing features carpeted flooring, a textured ceiling with ceiling light, and a loft hatch providing access to the loft space. Doors lead from here to both bedrooms and the main bathroom.

### Bedroom One

The principal bedroom is a generous double room offering plenty of space for a large bed as well as additional furniture such as wardrobes and storage. The room features wood-effect laminate flooring, a double panelled radiator, textured ceilings with ceiling light, and a large double glazed UPVC window to the front elevation which allows excellent natural light into the room.

### Bedroom Two

Bedroom two is a single bedroom, ideal as a child's room, guest room, or home office. The room benefits from wood-effect laminate flooring, a textured ceiling with ceiling light, and a single panelled radiator.

A double glazed UPVC window to the rear elevation provides plenty of natural light and offers lovely views over the rear garden and towards Hope Mountain.

Within the room there is also a step up to a built-in storage area which could be utilised as a wardrobe. This space includes a shelf and also houses the gas combi boiler.

### Bathroom

The main bathroom is fitted with a three-piece suite comprising a pedestal wash hand basin with mixer tap and splashback tiling, a low flush WC, and a panelled bath with mixer tap. There is an electric shower positioned over the bath with a glass shower screen, and the surrounding area is fully tiled. Additional features include tiled flooring, a textured ceiling with central ceiling light, a wall-mounted chrome ladder-style heated towel rail, and an extractor fan. A double glazed UPVC frosted window to the rear elevation provides natural light while maintaining privacy.

### Outside

#### To The Front

To the front of the property there is a tarmac driveway providing off-road parking for approximately four to five vehicles. A paved pathway leads up to the front entrance. The frontage also features wooden sleepers with a neat, low-maintenance gravelled area which is ideal for potted plants and shrubs. The driveway continues along the side of the property and leads to the garage.

Tel: 01352 700070

### To The Rear

The property benefits from a generously sized and versatile rear garden, thoughtfully arranged to offer both practical and outdoor living space. A paved patio area provides an ideal setting for seating, entertaining, or al fresco dining, while the remainder of the garden is laid out to maximise usability.

To the rear, a dedicated section is currently used as a chicken run, adding a unique and charming feature for those seeking a more self-sufficient lifestyle or hobby space. This area could also be adapted to suit a variety of needs, such as additional storage, a workshop, or a landscaped garden area.

The garden is fully enclosed with timber fencing, offering a good degree of privacy and security, and features a gated section leading to a further enclosed area, ideal for pets or additional outdoor use. Beyond the garden, there are pleasant open views towards the surrounding countryside, enhancing the sense of space and tranquillity. Overall, the outdoor space offers excellent potential for further landscaping or personalisation, making it a fantastic addition to the home.

**EPC Rating - TBC**

**Council Tax Band - C**

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### 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

### Loans and Repayments

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.

### Would you like to arrange a viewing?

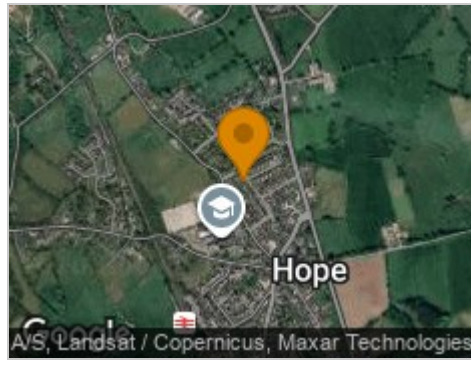
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



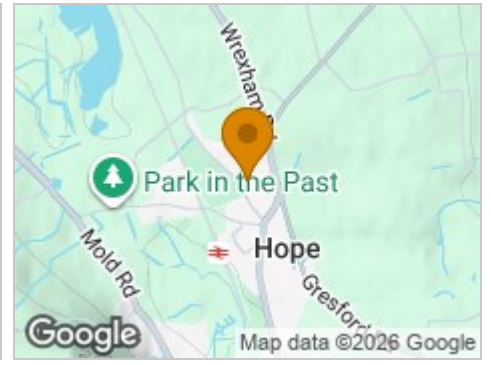
## Road Map



## 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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