



## 43 Mountain View

Hope, Wrexham, LL12 9NE

£220,000



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### Property Summary Description

Welcome to 43 Mountain View, a beautifully presented and thoughtfully extended home set in a highly desirable position with far-reaching views over Hope Mountain and the surrounding countryside. This property has been lovingly modernised by its current owners to create a home that blends comfort, practicality, and contemporary style in equal measure. Every space has been carefully considered, from the bright and airy entrance hallway with its vaulted ceiling, to the open-plan dining and snug area at the rear of the house that looks out onto the garden and the rolling hills beyond.

The property opens with a striking L-shaped hallway, immediately setting the tone with its vaulted ceiling, pendant lighting, and modern finishes. To the front, the lounge offers a cosy yet spacious living room with a bay window and plenty of natural light, perfect for relaxing evenings or family time. The kitchen is smart and functional, complete with modern cabinetry, integrated appliances, and clever design touches, and it opens seamlessly into the dining and snug area. This extension is the true heart of the home: a light-filled, versatile space with skylights, French doors to the garden, and enough room to entertain, dine, and unwind all in one.

Upstairs, the main bedroom is a generously sized double, easily accommodating a king-size bed and with built-in storage. The second bedroom, although a single, is full of charm and practicality, with superb views of Hope Mountain that make it perfect as a child's room, guest bedroom, or even a dedicated home office. The family bathroom has been newly fitted with a stylish three-piece suite, navy vanity storage, and a modern shower over the bath, combining function with contemporary flair.

The garden is another standout feature. Stepping outside, you find yourself on a block-paved patio that wraps around to the side of the property, with access to the garage. From here, a series of attractive tiers extend down, including a lawn with mature planting and an apple tree, a second lawned section, and finally a gravelled patio with a raised seating area that is ideal for summer barbecues or simply enjoying the peaceful views. To the rear of the garage, a purpose-built outbuilding offers huge potential as a home office, studio, or summer house, an adaptable extra space that adds real value.

This is a property that will appeal to a wide range of buyers. It is perfect for first-time buyers or young families looking for a home they can grow into, with plenty of indoor and outdoor space to enjoy. It would also suit professionals who want a stylish, low-maintenance property with room for a home office and excellent entertaining areas. Downsizers will also find appeal here, as the property is ready to move into and offers versatile spaces that can be adapted as needs change. Above all, 43 Mountain View is a home designed to make the most of both modern living and its stunning natural surroundings, a home where every day feels like a step closer to the countryside without compromising on style or convenience.

### Accommodation Comprises:

The property is entered via a modern UPVC door with frosted glazed panels and matching side lights, opening into a striking L-shaped hallway.

### Entrance Hall

This space has a wonderful sense of height thanks to its high vaulted ceiling and feature pendant lighting. The wood-effect grey tiled flooring and anthracite radiator give a contemporary finish, and newly fitted oak doors lead to the lounge, kitchen, and downstairs WC.

### Downstairs W.C

Beautifully updated and extended, the cloakroom features a low-flush W.C and a stylish vanity unit with inset basin and mixer tap. Splashback tiles, recessed spotlights, and an extractor fan add both practicality and style, while the wall-mounted anthracite towel rail provides a luxurious finishing touch.

### Lounge

The lounge is a generous and inviting room, centred around a large bay window to the front elevation which allows plenty of light to pour in. The neutral carpet gives the room a cosy feel, while a modern vertical radiator adds a contemporary edge. Stairs lead to the first floor, and the space beneath them is perfect for a desk, reading nook, or extra storage.

### Kitchen

The kitchen is both modern and functional, fitted with white wall and base units complemented by wood-effect worktops. A stainless steel sink with mixer tap sits beneath tiled splashbacks, while cooking facilities include a four-ring gas hob with built-in oven and extractor fan. Integrated appliances include a slimline dishwasher and under-counter fridge, with plumbing in place for a washing machine. A

wall-mounted Ideal combi boiler is neatly housed here, and the room also features grey tiled flooring, ceiling lighting, smoke alarm, and a ladder-style heated towel rail. A decorative alcove has been built into the wall, adding an attractive focal point.

### Dining Room/Snug

The impressive extension to the rear provides a superb open-plan dining and snug space, perfect for family gatherings and entertaining. Wooden parquet flooring, inset spotlights, and a vaulted ceiling with pendant light give the room a stylish finish. Natural light floods the space from a skylight, a side window, and UPVC French doors that open directly onto the rear garden. A further window to the rear ensures this space feels bright and airy throughout the day. The snug area includes a wood-effect countertop with space beneath for additional under-counter appliances, making it a versatile and practical feature. With wonderful views across Hope Mountain and the countryside, this is a true highlight of the home.

### First Floor Accommodation

#### Landing

The landing is bright and welcoming, with a UPVC side window, carpeted flooring, loft access, a smoke alarm, and oak doors leading to the bedrooms and bathroom.

#### Bedroom One

The main bedroom is a spacious double, easily accommodating a king-size bed and additional furnishings. A built-in over-stair cupboard with rails and shelving provides practical wardrobe space. The room is finished with carpet flooring, a modern radiator, a central ceiling light, and a large UPVC window to the front elevation which fills the room with natural light.

#### Bedroom Two

The second bedroom is a well-sized single, ideal as a child's room, guest bedroom, or home office. The rear-facing UPVC window frames superb views across Hope Mountain and the surrounding countryside, while built-in storage over the stairs offers both shelving and hanging space. Carpeted flooring and a modern radiator complete this bright and versatile room.

#### Bathroom

The bathroom has been stylishly refitted by the current owners with a contemporary three-piece suite. It comprises a close-coupled WC, inset wash basin with mixer tap set into navy vanity cupboards, and a tiled bath with wall-mounted electric shower. The bath area is fully tiled for a sleek finish, and further features include tiled flooring, a chrome ladder-style heated towel rail, a central ceiling light, and a frosted UPVC window to the rear elevation.

#### Outside

Stepping out from the kitchen, you are welcomed onto a block-paved patio that wraps around to the side of the property, providing access to the front of the garage. From here, paved steps and a pathway lead down through the garden's attractive tiers. The first level is laid mainly to lawn, framed by mature shrubs and bushes along the boundaries, with the added charm of a flourishing apple tree. A further tier below offers a second lawned area, while the lowest level is home to a gravelled patio with a raised seating area, perfect for relaxing and entertaining.

To the rear of the garage sits a purpose-built outbuilding, accessed via UPVC wood-grain double doors with glazed panels. This versatile space could serve as a home office, hobby room, summer house, or garden retreat. The garden is enclosed with wooden panel fencing and enjoys direct views towards Hope Mountain and the countryside beyond, offering a peaceful and private outdoor haven.

### EPC Rating - D

### Council Tax Band - C

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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.

Tel: 01352 700070

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MONDAY - FRIDAY 9.00am - 5.30pm  
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## Services

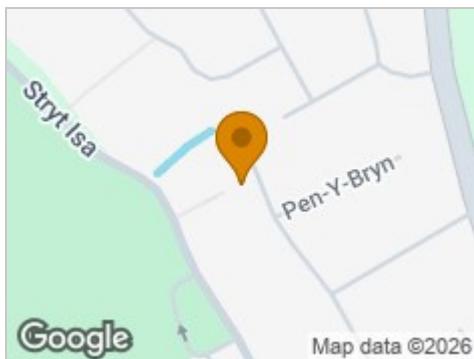
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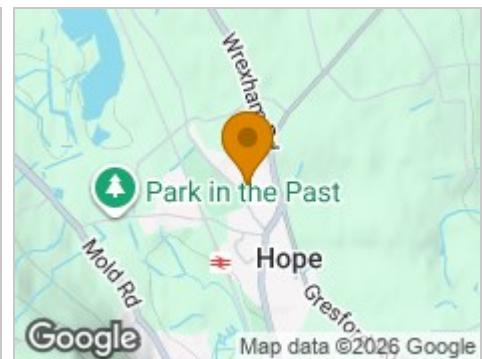
## Road Map



## Hybrid Map



## Terrain Map



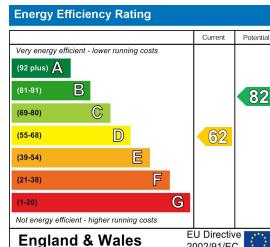
## Floor Plan



## 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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