



## 5 Mountain Close

, Hope, LL12 9SE

Asking Price £270,000



\*GENEROUS SIZED ACCOMMODATION\* \*EXTENSIVE FAMILY LIVING AREA\* \*RECENTLY RENOVATED\* \*CONSERVATORY\* \*FOUR BEDROOMS\* \*TIERED GARDEN\* \*NO ONWARD CHAIN\*

Reid and Roberts are delighted to welcome to the market this Four Bedroom Semi Detached House situated on a favourable Cul De Sac position in the sought after village of Hope. This Property has recently gone under a scheme of renovation with brand new carpets fitted throughout and freshly painted walls. You really get a fresh feel as soon as you walk into this property. The accommodation is spacious throughout with a large open living area allowing plenty of space for family living. Offered to the market with the appealing benefit of No Onward Chain this property won't be available for long!

The Property in brief comprises; Large Living Room, Conservatory, and Kitchen/Dining Room to the ground floor. To the first floor accommodation you will find Four Bedrooms with the Master including an En Suite and Dressing Room Area, and a three piece family bathroom. Externally there is a tiered garden to the rear that is mainly paved creating an easily maintainable garden. To the Front a tarmacked driveway provides 'Off Road' Parking.

Situated in the Village of Hope giving great access to Chester, Mold and Wrexham together with most major motorway networks making the Village an excellent choice for commuters. Most facilities are close at hand including shops, schools including the renowned Castell Alun High School and Public Transport.



### Location

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### Accommodation Comprises

The property is approached via a tarmacked driveway providing 'Off Road' parking for a number of vehicles

A wood effect upvc door with decorative glass inset leads to:

### Living Room 24'11" x 15'2" (7.59 x 4.63)

This Exceptionally Large Reception room has a fresh look with its large double glazed Bow window to the front elevation, modern grey wood effect laminate flooring, decorative metallic inset, recessed spotlights, under stairs storage cupboard, tv aerial socket, phone point, and multiple double panelled radiators.

Wooden door with glass inset leads to:

### Conservatory 13'1" x 10'9" (4 x 3.28)

This spacious conservatory is perfectly positioned to look over the garden with grey wood effect laminate flooring throughout, sills throughout the whole room and double panelled radiator.

Patio doors with built in cat flap leads to the garden area.

### Kitchen 24'6" x 7'5" (7.48 x 2.26)

Housing a range of wall and base units offering ample storage space with complimentary work surfaces over, one and a half sink bowl unit with mixer tap over and drainer, integrated full standing fridge and freezer, void and plumbing for washer and drier, fully tiled walls, six ring gas hob with extractor fan over and electric oven below, and tiled flooring. This room provides a spacious area to add a dining table, with a double glazed bow window to the front elevation.

### STAIRS FROM LOUNGE RISE TO

#### Landing

With airing cupboard with built in shelving providing ample space for storage, providing access to the loft.

Giving access to all Bedrooms and Bathroom.

### Bedroom One 16'2" x 7'4" (4.93 x 2.24)

This Master Suite includes a dressing room area that is elevated from the rest of the bedroom with mirror sliding doors with built in shelving, you step down to the 'bedroom area' which comprises of a t.v aerial point, double glazed window to the front elevation, double panelled radiator and loft access point.

Mirrored sliding doors leads into:

#### En Suite

Fitted with a jacuzzi style bath with wooden panelling, low flush w.c and wash hand basin, fully tiled walls, tiled flooring, decorative panelled ceiling, heated towel rail and frosted double glazed window to the rear elevation.

### Bedroom Two 12'8" x 8'5" (3.87 x 2.56)

With fitted cupboard to be utilised as a cupboard with built in shelving and hanging rail, double glazed window to the front elevation, t.v aerial socket and double panelled radiator

### Bedroom Three 9'10" x 8'6" (3 x 2.6)

Built in storage cupboard fitted with a range of shelves and hanging rail, double glazed window to the rear elevation, and double panelled radiator.

### Bedroom Four 8'6" x 6'7" (2.6 x 2)

Double glazed window to the front elevation, double panelled radiator and built in box ideal for potential storage or extra wardrobe space.

### Family Bathroom 6'6" x 6'5" (1.98 x 1.95)

This grand bathroom is fitted with a three piece suite comprising of a wooden panelled bath with traditional brass effect mixer tap with shower connection and electric shower over with adjustable shower head, low flush w.c and wash hand basin, fully tiled walls, tiled flooring, double panelled radiator and decorative double glazed window to the rear elevation.

### Outside

The property is approached via a tarmacked driveway providing ample 'Off Road' parking. To the rear of the property there is a tiered garden that has recently been landscaped by a local gardener, the garden is mainly paved creating an easily maintainable garden. To the back of the garden there is a shed providing a significant storage space.

### Directions

Follow the A541 to Fagl Lane in Caergwrl, Head north-east on Chester Street towards Tyddyn Street At the roundabout, take the 3rd exit onto Chester Road. At Wylfa Roundabout, take the 4th exit onto the A541 then continue straight to stay on the A541. Turn left onto Fagl Lane and follow the A550 to Mountain View. Turn left onto Hawarden Road. Turn left again onto Wrexham Road then continue on Mountain View. Drive to Mountain Close. Turn left onto Mountain View and left again onto Mountain Close.

### EPC Rating - D

### Council Tax Band - D

### Viewings

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

### To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

### Mortgage Advice

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

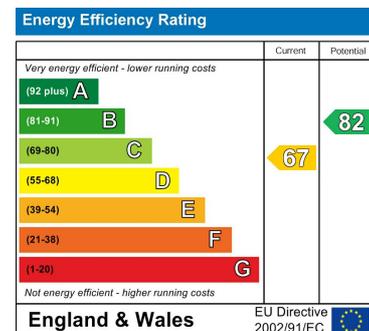
## Area Map



## Floor Plans



## Energy Efficiency Graph



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3a Chester Street, Mold, Flintshire, CH7 1EG

Tel: 01352 700070 Email: mold@reidandroberts.com reidandroberts.com