



## 45 Mountain View

Hope, Wrexham, LL12 9NE

£190,000



# 45 Mountain View

Hope, Wrexham, LL12 9NE

£190,000



## Property Description

Reid & Roberts are delighted to present this well-appointed two-bedroom property located on Mountain View, enjoying far-reaching hillside views that give the street its name. Approached via a side drive leading to brick garage that extends to the side of the property, the home offers well-planned accommodation throughout, including a spacious lounge, modern kitchen, and a generous conservatory providing an excellent additional living space. The property benefits from UPVC double glazing, gas central heating, a private rear south facing garden with lawned and lower-level areas, and a peaceful outlook to the rear. Ideal for first-time buyers, downsizers, or investors seeking a well-maintained home within easy reach of local amenities, schools, and transport links. Early viewing is highly recommended.

## Accommodation Comprises

### Entrance Hallway

Approached via a UPVC double glazed door with decorative stained glass inset. Features a single panel radiator, sloped ceiling, textured ceiling, and doors leading to the lounge and kitchen

### Lounge

Bay-fronted reception room with UPVC double glazed window and top openers to the front elevation. Includes TV aerial point, double panel radiator, wood laminate flooring, and stairs rising to the first-floor accommodation.

### Kitchen

Fitted with a range of wall and base units with complementary work surfaces, stainless steel sink unit with mixer tap, splashback tiling, textured ceiling, and central ceiling light point. Tile-effect laminate vinyl flooring. Space for a breakfast table, washing machine, under-counter fridge, and gas cooker. Sliding UPVC door leads into the conservatory.

### Conservatory

PVC-panelled with UPVC double glazed windows to all

elevations, each with top openers. Fitted with central ceiling light/fan unit and sliding UPVC door giving access to the rear garden.

### Landing

L-shaped landing with UPVC double glazed window with top opener to the side elevation, loft access point, and textured ceiling.

### Bedroom One

Good-sized double bedroom with UPVC double glazed window and side opener to the front elevation, single panel radiator, decorative panelled walls, and storage cupboard over the stair recess with hanging rail and shelf.

### Bedroom Two

Single bedroom enjoying far-reaching hillside views. UPVC double glazed window with side and top openers to the rear elevation, single panel radiator, cupboard housing the combination boiler, and an additional built-in cupboard with hanging rail and shelving.

### Bathroom

Fitted with a three-piece suite comprising panel bath with shower attachment over, pedestal wash basin, and low-flush WC. Partial wall tiling, frosted UPVC double glazed window with top opener, central ceiling light point, single panel radiator, and wood-effect vinyl flooring.

### Outside

Accessed via the conservatory through a wooden gate. Featuring a lawned raised area, steps leading to a lower garden ideal for a vegetable patch or flower beds, and enclosed by wood panel fencing. Enjoys views of the hillside beyond.

### Council Tax Band

C

### EPC Rating

C

### 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.

### 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.

### Looking For 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

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### 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

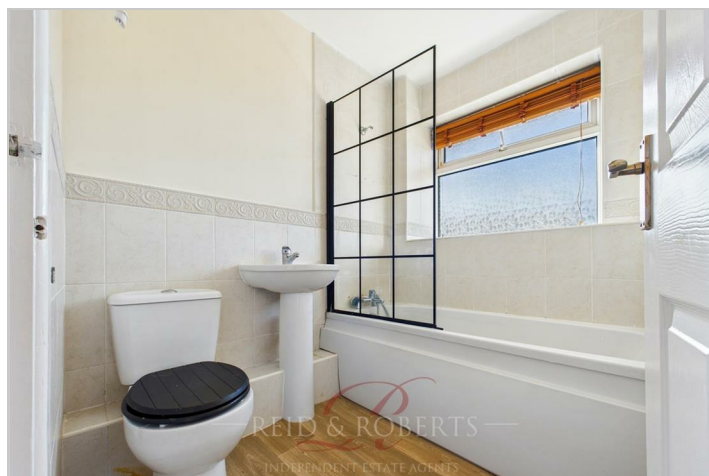
MONDAY - FRIDAY 9.00am - 5.30pm

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.



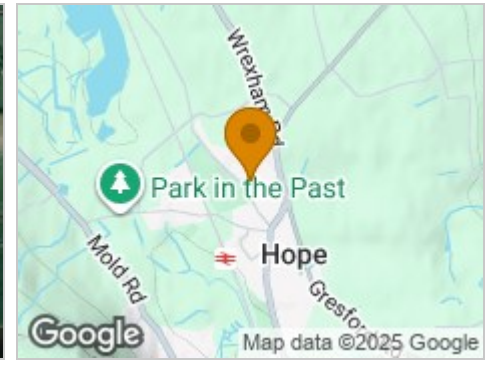
## Road Map



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.