



## 2 Rhos Estyn Lane

Hope, Wrexham, LL12 9RH

£240,000



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## Accommodation Comprises

The property is approached through a wooden gate leading to a gravelled driveway with ample space to accommodate up to three vehicles. This welcoming entrance sets the tone for the charm that continues inside. From here, a wood-grain PVC front door opens directly into the kitchen, where the home's character immediately becomes apparent.

## Kitchen/Dining Room

The kitchen and dining room together form a spacious and inviting heart of the home. With its textured, beamed ceiling and tiled flooring, the room captures the essence of traditional cottage living. The kitchen is fitted with a range of wall and base units, complemented by attractive work surfaces and a built-in breakfast bar area. There is an eye-level oven and grill, a four-ring electric hob with extractor hood, and ample storage, including drawers and cupboards. A double-glazed UPVC window with side opener allows natural light to flow in, offering pleasant views to the side elevation. The beamed ceiling continues seamlessly through the space, enhancing the sense of warmth and continuity. With enough room for a family dining table, this area provides the perfect setting for both everyday living and relaxed entertaining.

## Lounge

From the kitchen, a door leads into the lounge a wonderfully cosy and inviting room that radiates comfort and character. Once again, the beamed and textured ceiling adds to the cottage's timeless appeal. Double-glazed UPVC windows to the front elevation allow light to pour in, while double patio doors to the rear open directly into the garden, connecting the interior with the outdoors. The focal point of the room is a charming brick chimney recess, featuring an arched opening with a wooden beam above and exposed brickwork, currently housing an electric log-burner-style fire. This lovely feature gives the lounge a true country feel, making it the ideal space to unwind after a long day.

## Inner Hallway

An inner hallway leads off from the lounge, providing access to the bathroom and first floor accommodation. This space features a floor-to-ceiling UPVC window that frames views of the garden and fills the area with natural light.

## Ground Floor Bathroom

The bathroom is fitted with a three-piece suite comprising a P-shaped panel bath with an electric shower over, a low-flush WC, and a pedestal wash basin. Partial wall tiling, a tongue-and-groove panelled ceiling, and tile-effect laminate flooring all contribute to the room's

practical yet attractive design. There is also an extractor fan, a double-panel radiator, and access to a useful understairs storage cupboard, offering ample space for household essentials.

## Stairs Rise To The First Floor Accommodation

### Landing

Stairs rise from the hallway to the first-floor accommodation, where a landing area with a double-glazed UPVC window overlooks the open fields to the front. The sloped ceiling and countryside views enhance the sense of peace and seclusion that defines the property. From here, doors lead to both of the bedrooms.

### Bedroom One

The principal bedroom is an exceptional size and offers a serene and comfortable retreat. The sloped ceiling and exposed floorboards bring a sense of traditional charm, while modern finishes ensure comfort. The room easily accommodates a king-size bed and benefits from two built-in storage cupboards, each fitted with hanging rails and shelving. A double-glazed window overlooks the rear garden and the countryside beyond, providing a beautiful view to wake up to each morning. The combination of generous proportions, character features, and tranquil outlook makes this bedroom a particularly appealing space.

### Bedroom Two

The second bedroom is a cosy single room currently utilised as a home office. It features wooden flooring, a double-panel radiator, and a double-glazed window to the right elevation, again offering far-reaching countryside views. There is also a convenient storage cupboard over the stair recess, providing useful extra space. This versatile room could serve as a guest bedroom, study, or nursery, depending on the needs of its new owners.

## Outside

The cottage enjoys a peaceful setting with beautiful countryside views and a real sense of seclusion, while still being conveniently close to the heart of Hope and its amenities. At the front of the property, a gravelled driveway provides ample off-road parking and leads to a garage equipped with power and lighting. The garage also offers access to an adjoining outhouse, currently used as a utility room with space and plumbing for a washing machine and dryer.

To the rear, the garden is mainly laid to lawn and stretches towards open fields, creating a wonderful backdrop of rolling hills and greenery. A paved patio area provides an ideal spot for outdoor dining

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or simply enjoying the tranquil surroundings, making the garden a perfect complement to this charming country home.

### EPC Rating E

### Council Tax Band D

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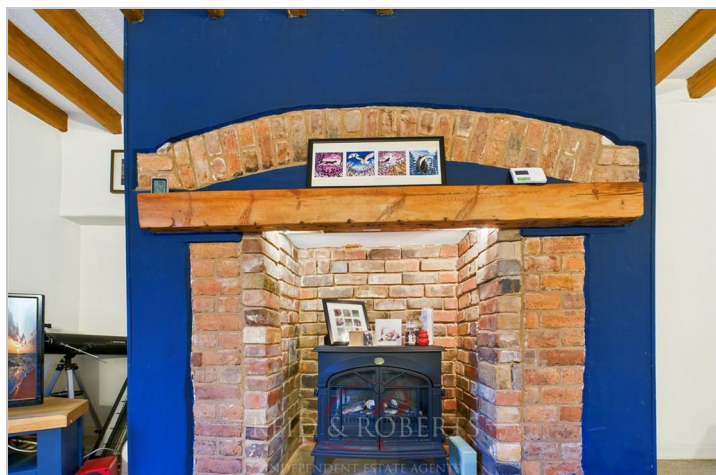
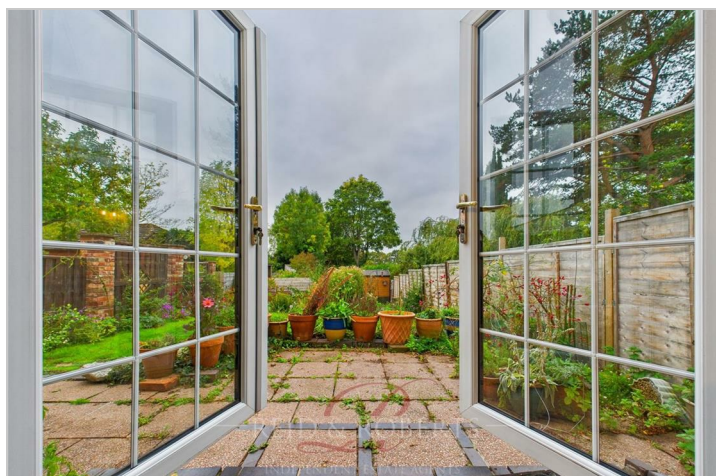
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Road Map



Hybrid Map



Terrain Map



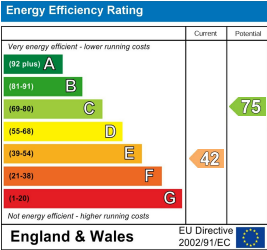
Floor Plan



Viewing

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Energy Efficiency Graph



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