

Town & Country

Estate & Letting Agents

Mountain View, Wrexham

No Onward Chain £200,000



Located at the heart of the desirable village of Hope this detached dormer bungalow benefits from UPVC double glazing and gas fired central heating. It also offers light and versatile accommodation. Having front and rear gardens and driveway parking leading to a detached garage. The property itself comprises a vestibule, reception hall, a living/dining room, kitchen, bathroom, ground floor bedrooms, one of which could be used as a separate dining room, and finally another bedroom which is located on its own on the first floor. This property is available with the benefit of no onward chain.

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Vestibule

The property is entered through a UPVC double glazed double doors, which open to a vestibule with a leaded glazed timber internal door opening to the reception hall.

Reception Hall

Having a built in double door, close cupboard, radiator, airing cupboard, and internal doors off to the living room, kitchen, ground floor bedroom, bathroom and dining room, which could also be used as a bedroom if required. Stairs rising to the first floor bedroom.



Living Room

21'10" x 11'8"

With two windows to the front elevation and further windows to each side elevation, two radiators, and a wall mounted remote control electric fire. This room is often utilised as a living/dining room. Also includes a serving hatch that opens to the kitchen.



Kitchen

10'5" by 9'6"

The kitchen is installed with light, woodgrain effect wall base and drawer units, two display cabinets and ample work surface space that houses a 1 1/2

bowl resin sink unit with mixer tap and tiled splashbacks. There is an integrated fridge freezer, space for a cooker and plumbing for a washing machine. Radiator. Wall mounted gas boiler. Window that faces the side elevation and composite double glazed doors that open to the side of the property.



Dining Room/Bedroom

9'6" x 9'2"

A radiator and window facing the rear elevation.

Ground Floor Bedroom

11'6" x 7'7"

With a built in under stairs storage cupboard, radiator and window facing the rear elevation.



First Floor Bedroom

16'4" x 9'9"

With windows facing to either side elevation and access to the storage space.



Bathroom

7'3" x 5'7"

The bathroom is installed with a panelled bath with mixer tap, electric shower and protective screen. The bathroom also includes low-level WC, pedestal wash handbasin, radiator, fully tiled walls, ceramic tiled floor, extractor fan, and an opaque window to the side elevation.

Garage

A detached brick built garage with open over door, power and light, a window to the side elevation, and a side access door.



Outside

A well presented rear garden predominantly laid to lawn with a shrub border, a smaller secondary slate chip garden with a selection of plants and shrubs. Located to the rear of the garden is a timber shed and summerhouse. The garden itself is enclosed by a series of fence panels.

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Viewings (Wrexham)



Ground Floor
 Approx. 79.7 sq. metres (857.9 sq. feet)

Total area: approx. 98.4 sq. metres (1058.9 sq. feet)



First Floor
 Approx. 18.7 sq. metres (201.0 sq. feet)

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 most 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	