

Town & Country

Estate & Letting Agents

Hawarden Road, Hope, Wrexham

£179,950



Located in a sought-after village with excellent access to Wrexham, major road links, amenities, and reputable schools, this well-presented and spacious two-bedroom home features gas central heating and UPVC double glazing. Inside, it offers a cosy living room with a cast-iron multi-fuel burner, a stylish shaker-style kitchen/diner with integrated appliances and French doors to the garden, a modern bathroom, and two double bedrooms with access to a boarded loft. Outside, there's generous off-road parking, a low-maintenance rear garden with artificial lawn, raised patio, brick BBQ, pergola, and a versatile outbuilding.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

Situated in a desirable village offering easy access to Wrexham, the motorway network, and a wide range of local amenities and well-regarded schooling, this beautifully presented, light, and spacious two-bedroom property benefits from gas central heating and UPVC double glazing throughout. The accommodation briefly comprises a welcoming living room with cast-iron multi-fuel burner, a stylish kitchen/dining room with an array of shaker-style units and integrated appliances, and UPVC French doors opening to the rear garden. The first-floor landing provides access to a contemporary bathroom and two double bedrooms, with a staircase to a useful boarded loft. Externally, the property boasts ample off-road parking to the front and a gated pathway leading to a low-maintenance rear garden with artificial lawn, raised patio area, brick barbecue, pergola, and versatile outbuilding.



LOCATION

The property is located in the highly regarded village of Hope, a popular and well-connected community in the county of Wrexham. Hope offers a blend of rural charm and everyday convenience, with a variety of local amenities including shops, cafes, a post office, a medical centre, and a choice of pubs and restaurants. The village also benefits from well-regarded primary and

secondary schools, making it ideal for families. Excellent transport links are available, with Hope railway station providing direct connections to Wrexham and Liverpool, while nearby road links offer easy access to Chester, Mold, and major motorway networks including the A55 and M53. Surrounded by beautiful countryside and close to the Clwydian Range Area of Outstanding Natural Beauty, Hope is perfect for those seeking a balance of village life and accessibility.



LIVING ROOM

17'2 x 10'4

A UPVC double-glazed front door opens into a spacious living room featuring wood-grain effect grey laminate flooring, a window facing the front elevation with a radiator below, and a slate-tiled hearth housing a cast-iron multi-fuel burner beneath an oak mantle. A door leads through to the kitchen/dining room.



KITCHEN/DINING ROOM

17'2 x 11'5

This impressive kitchen/dining space

features porcelain tiled flooring throughout, a radiator, recessed ceiling downlights, UPVC double-glazed French doors opening to the rear garden, and a further window overlooking the rear. The kitchen is fitted with a range of attractive white shaker-style wall, base, and drawer units, complemented by stainless steel handles and slate-effect work surfaces. It includes a stainless steel single drainer sink unit with mixer tap, an integrated stainless steel double oven, a gas hob with a stainless steel extractor hood above, and a slimline dishwasher. There is also space for a tall fridge/freezer.



FIRST FLOOR LANDING

With a radiator and doors opening to the bathroom and both double bedrooms.



BEDROOM ONE

13'9 x 10'5

Featuring two front-facing windows, a radiator, and a door leading to a staircase that rises to the loft space.



BEDROOM TWO

13'9 x 10'5

With a fitted corner cupboard housing the gas combination boiler, a rear-facing window, and radiator below.



LOFT

17'2 x 10'4

a fully boarded loft with lighting and potential for conversion (subject to planning permission).



BATHROOM

7'8 x 5'5

A stylish contemporary three-piece suite comprising an L-shaped panel bath with waterfall mixer tap, dual-head thermostatic shower and protective screen above, a vanity unit housing a

dual flush low-level WC and a wash hand basin with waterfall mixer tap. The floor is ceramic tiled, the walls partially tiled, and there are two opaque rear-facing windows, a chrome heated towel rail, and recessed ceiling downlights.



EXTERNALLY

To the front of the property is ample off-road parking laid with slate chippings, providing space for several vehicles. There is also an exterior security light and timber side access leading to the rear garden. Accessed via a gated private alleyway to the side, the low-maintenance rear garden features slate chip pathways, an artificial lawn bordered by sleeper-raised planters, and an elevated paved patio area with a brick-built barbecue and steel pergola. Additional features include exterior lighting, a water supply, and access to a laundry cupboard with space and plumbing for a stacked washer and dryer.

OUTBUILDING

8'1 x 5'4

Accessed via a UPVC double-glazed patio door from the elevated patio area, this outbuilding benefits from power, lighting, and a timber panel ceiling—ideal for storage, a workshop, or potential office space.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C £1997.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

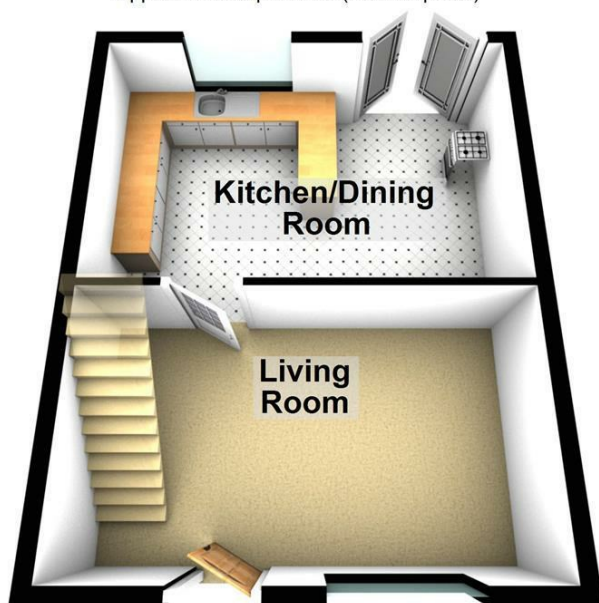
Mortgage Advice (Wrexham)

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.

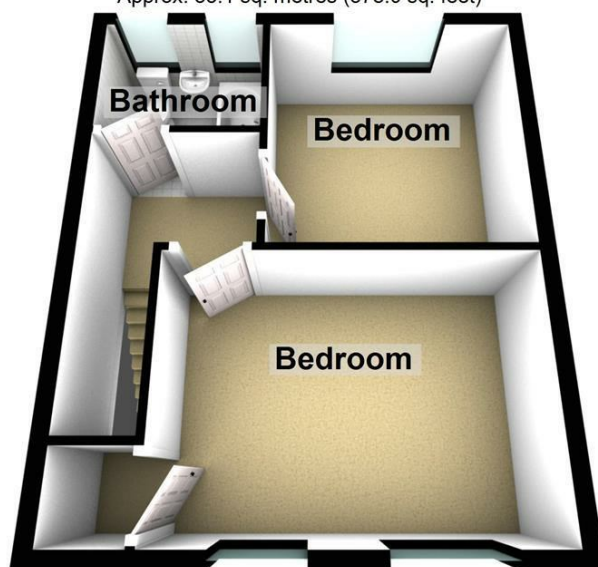
Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 71.8 sq. metres (773.2 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		EU Directive 2002/91/EC