



# BOWEN

PROPERTY SINCE 1862

Asking Price £169,000

3 Pen Y Bryn, Hope,  
Wrexham LL12 9NQ

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🏠 2 Bedrooms

🚿 1 Bathroom



## 3 Pen Y Bryn, Hope, Wrexham LL12 9NQ

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#### General Remarks

With views of the Church and Hope Mountain, this two bedroom semi-detached house occupies an enviable position within the village with a private rear garden. The property is well presented throughout and benefits from PVCu double glazing, a "Worcester" combination boiler and a modern bathroom with white suite. Internally the property briefly comprises an entrance hallway; living room with bay window; kitchen; landing; main bedroom with built-in wardrobe; a further bedroom with additional built-in storage and a family bathroom. EPC Rating - 72|C.

**Location:** Hope is a sought-after village location conveniently situated at the centre of the triangle formed by Wrexham and Mold - both seven miles - and Chester - 8 miles. It provides wide ranging local amenities including a modern Medical Centre, Railway Station, Convenience Store, Primary School and the highly respected Castell Alun High School.

#### Accommodation

##### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door and side panel to the side elevation. Radiator. Laminate flooring.

**Living Room:** 14' 10" x 12' 5" (4.51m x 3.78m) maximum. PVCu double glazed bay window to the front elevation. Radiator. Laminate flooring.

**Kitchen:** 12' 5" x 9' 10" (3.79m x 2.99m) PVCu double glazed French doors to the rear elevation and side panels. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Space for an electric oven. Integral cooker hood. Plumbing for washing machine. Space for fridge/freezer. Radiator. Tiled floor. Cupboard housing the "Worcester" combination boiler.

### On The First Floor:

**Landing:** PVCu double glazed window to the side elevation. Attic hatch.

**Bedroom 1:** 12' 5" x 9' 8" (3.79m x 2.94m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobe. Views of the Church and Hope Mountain.

**Bedroom 2:** 9' 11" x 6' 7" (3.02m x 2.01m) PVCu double glazed window to the rear elevation. Radiator. Two built-in wardrobes.

**Bathroom:** 6' 2" x 5' 7" (1.87m x 1.71m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath with electric shower over, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Wall tiling. Wood-effect flooring.





**Outside:** Externally there is a driveway to the front and side elevations providing Off-Road Parking leading up to the Single Garage. The rear garden, which enjoys an excellent degree of privacy, combines a paved Patio leading off the Kitchen with a lawned section.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas combination boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation use the post code LL12 9NQ. Leave Wrexham on the A541 Mold Road and continue for approximately four miles into the village of Abermorddu and Cefn y Bedd. Fork right at the traffic lights onto the A550 signposted Hope. Continue past Caergwle Railway Station on the right and then pass beneath the bridge. Continue along this road passing the Medical Centre on the right. Shortly after the Co-Op you will come to a T junction at which turn left and then almost immediately left again into Mountain View. The road bends to the right and then turn right into Pen y Bryn and the property is the second house on the left.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.