

5 Estyn Close , Hope , Wrexham , Wrexham, LL12 9NS  
£178,500 MW46380



**DESCRIPTION:** Situated in the popular and sought after village of Hope is this well presented 3 bedroom semi detached property which has generous size living accommodation to briefly comprise entrance hall, lounge, fitted kitchen/diner with integrated appliances and to the first floor there are 3 bedrooms and a family bathroom. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the front and rear which are larger than average. As selling agents we would highly recommend an inspection of the property to fully appreciate the accommodation on offer and the pleasant and convenient location.

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through Wrexham Office**

**35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275**

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 2.00pm Saturday

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**DIRECTIONS:** From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout proceed straight across in the Mold direction, continue through Gwersyllt, Cefn Y Bedd and on into Abermorddu taking a right turn at the traffic lights onto the Hawarden Road. Continue along Hawarden Road and on into Hope taking a left turn before the church into Fagle Lane in a short distance turn left into St Cynfarch's ave and continue until Estyn close will be noted on the left and the property will be on the left hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



**LOCATION** Situated in a popular and sought after location with easy access to village amenities to include well regarded primary schools and the successful Castell Alun high school, Hope medical centre, local bus services and train station and there are good road links to the town centres of Wrexham, Mold and Chester City centre .

**HEATING:** Gas radiator heating installed.

**ENTRANCE HALL:** Panelled radiator. Wood effect floor covering. Textured ceiling. Stairs rising to first floor. UPVC front entrance door.



**LOUNGE:** 13' 5" x 11' (4.09m x 3.35m) Panelled radiator. Textured and coved ceiling. Wood effect floor covering. Fitted feature fire surround. Built in store cupboard with display shelving above. Bay window to front elevation.



**KITCHEN/DINER:** 20' x 11' 7" (6.1m x 3.53m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Wall mounted gas heating boiler. Under stairs storage. Part tiled/wood effect floor covering. Textured and coved ceiling. Plumbing for automatic washing machine. French doors leading to rear garden.



**STAIRS AND LANDING:** Loft access with ladder. Built in cupboard. Doors leading off to bedrooms and bathroom.

**BEDROOM 1:** 11' 9" x 11' (3.58m x 3.35m) Panelled radiator. Fitted wardrobe facilities. Window to front elevation.



BEDROOM 2: 11' 8" x 10' (3.56m x 3.05m) Panelled radiator. Window to rear elevation.



BEDROOM 3: 8' 2" x 8' (2.49m x 2.44m) Panelled radiator. Built in wardrobe. Window to front elevation.



**BATHROOM:** 8' 5" x 7' 10" (2.57m x 2.39m) Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Inset ceiling lighting. Tiled floor. Tiled walls.



**OUTSIDE:** To the front of the property there is a gated access and path leading to the front entrance. The front gardens are lawned with borders and there is a gated access leading to the rear where there are larger than average enclosed gardens comprising a patio area leading onto lawned gardens, large decked seating area. Outside tap, Outside lighting. Garden store.



**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>	70 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		