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Kingsway, Wrexham

£235,000









Situated in the popular village of Hope, this spacious three-bedroom home offers versatile accommodation arranged over two floors, ideal for families and those seeking flexible living space. The property benefits from a bright and welcoming living room with feature fireplace, a generous dining room with patio doors opening onto the rear garden, a fitted kitchen, ground floor bedroom and newly installed contemporary wet room. To the first floor are two well-proportioned bedrooms, both offering useful built-in storage. Externally, the property enjoys a generous rear garden with a paved patio, lawn, gravelled areas and timber storage shed. Offering potential for further development, subject to the necessary consents, the property is conveniently located within easy reach of local amenities, schools and transport links to Wrexham, Chester and surrounding areas.

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DECRIPTION

Situated in the popular village of Hope, this spacious three-bedroom home offers versatile accommodation, ideal for families and those seeking flexible living arrangements. The property features a bright living room, generous dining room with patio doors overlooking the rear garden, fitted kitchen, ground floor bedroom and newly installed contemporary wet room. To the first floor are two well-proportioned bedrooms, both benefiting from built-in storage. Externally, the property enjoys a generous rear garden with paved patio, lawn, gravelled areas and useful storage shed. Offering potential for further development, subject to the necessary consents, the property is conveniently positioned for local amenities, schools and transport links to Wrexham, Chester and surrounding areas.



LOCATION

Situated along Kingsway in the popular and well-established village of Hope, Flintshire, the property enjoys a convenient residential location within easy reach of a range of local amenities. The village offers everyday shopping facilities, schools and healthcare services, while the nearby villages of Caergwrle and Cefn-y-Bedd provide additional amenities. Hope railway station offers convenient connections towards Wrexham and the Wirral, while excellent road links provide access to Wrexham, Chester, Mold and the wider North Wales region. Combining village living with convenient transport connections, the location is well suited to families and commuters alike.



ENTRANCE HALL

The property is entered via a UPVC double-glazed front door featuring two obscure-glazed panels. A matching glazed side panel allows additional natural light to fill the welcoming entrance hallway. Neutral carpeting flows through from the living room, while a radiator and useful storage cupboard provide practical space for coats and jackets.



LIVING ROOM

A bright and spacious living room featuring neutral beige carpeting and a large UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath. The room also benefits from an attractive original fireplace with a marble hearth, creating a charming focal point.



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DINING ROOM

A generously proportioned dining room featuring neutral carpeting and UPVC double-glazed patio doors opening directly onto the rear garden, allowing plenty of natural light into the room. Double internal doors provide access to a spacious storage cupboard, complete with a fitted hanging rail and shelving.



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KITCHEN

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The kitchen is fitted with vinyl flooring, marble-effect worktops and a range of wooden wall and base units, providing ample storage and preparation space. A large UPVC double-glazed window overlooks the side elevation, while a UPVC double-glazed external door with an obscure-glazed panel allows additional natural light into the room.

The kitchen also benefits from space for an oven and hob, plumbing for a washing machine and a useful pantry cupboard with space for a fridge-freezer. A further airing cupboard houses the boiler and hot water cylinder, while a radiator provides additional warmth.

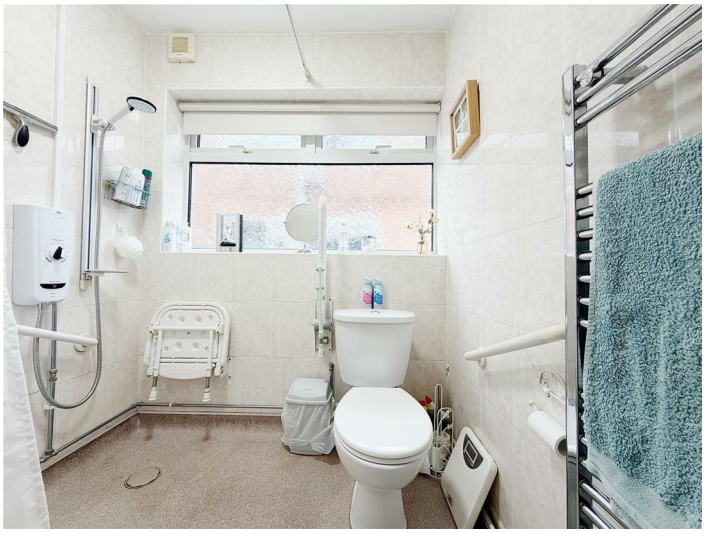




WET ROOM

A contemporary wet room finished with neutral wall and floor tiling. The stylish white suite comprises a wall-mounted wash basin, WC and electric shower, complemented by a heated towel radiator. A large obscure-glazed UPVC double-glazed window provides natural light and privacy.

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MAIN BEDROOM

A spacious and well-presented main bedroom featuring cream carpeting and a UPVC double-glazed window overlooking the side elevation, with a radiator positioned beneath. The room benefits from fitted wardrobes and an additional storage cupboard, providing excellent storage facilities.



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BEDROOM TWO

A well-proportioned second bedroom featuring neutral carpeting and a large UPVC double-glazed window overlooking the side elevation, with a radiator positioned beneath. The room also benefits from built-in storage cabinetry and offers ample space to accommodate a double bed.



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DOWNSTAIRS BEDROOM

A versatile ground floor bedroom featuring a UPVC double-glazed window overlooking the rear garden, with a radiator positioned beneath. This room offers flexibility for use as a bedroom, guest room or home office, depending on individual requirements.



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REAR GARDEN

The property benefits from a generous rear garden featuring a paved patio area, lawn and additional gravelled sections complemented by established planting borders. Steps lead to a further garden area, providing additional outdoor space.

A timber gate offers convenient access to the side of the property, while a wooden storage shed provides useful space for garden equipment and tools.



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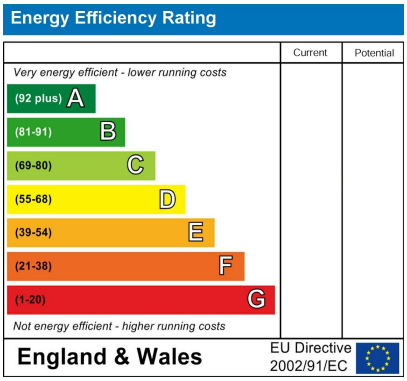
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