



**Park View Stryt Isa, Hope, Wrexham,
Flintshire, LL12 9PT**

£148,500

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EPC - F30

Council Tax Band - C

Tenure - Freehold

Stryt Isa, Wrexham

2 Bedrooms - House - Semi-Detached

This characterful two bedroom end terraced house with off road parking and single garage situated within walking distance of the centre of Hope and ideally located for those wishing to commute to Mold, Wrexham or Chester. The accommodation briefly comprises of a sitting room, spacious fitted kitchen / breakfast room. First floor landing with two bedrooms and a bathroom, double glazing, parking and access to a detached garage, low maintenance garden to front and enclosed lawned and patio area to rear.

EPC-F-30 Council Tax Band- C Freehold



Accommodation

Aluminium glazed door leading into:

Entrance Porch

Having tiled floor, tongue & groove walls, leaded glazed windows to the front and side and timber stable door leading into :

Living Room

11'8" x 10'11"

Having uPVC double glazed window over looking the front elevation, laminate flooring and an electric radiator.

Kitchen

11'8" x 10'11"

Having painted wall, base and drawer units with complimentary work surfaces over, single drainer sink, inter-grated electric oven and hob, space for fridge freezer, space for a washing machine and uPVC window over looking the rear garden.

Bedroom One

11'8" x 10'11"

Having uPVC double glazed window overlooking the front elevation, built-in mirrored storage cupboard and an electric radiator.

Bedroom Two

11'0" x 5'4"

Having uPVC window overlooking the rear garden and a built-in storage cupboard.

Bathroom

Having three piece suite comprising of Bath with shower over, pedestal wash basin, w.c, built-in storage cupboard and frosted uPVC double glazed window over looking the rear.

Garage

With up and over door and window to the side.



Outside

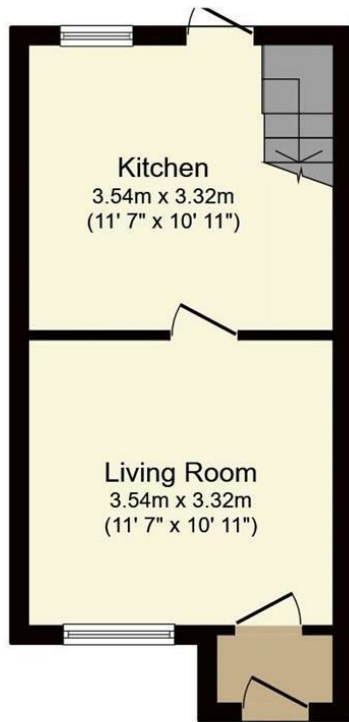
To the front of the property there is a long drive way leading to the garage a small lawn to the front with pathway leading to the front door the property has brick built walls to the front and a metal gate with timber fencing bordering the neighbouring property.

To the rear of the property there is planted border which runs adjacent to the garage and the path which leads to the rear lawned area and a paved patio area.

Directions

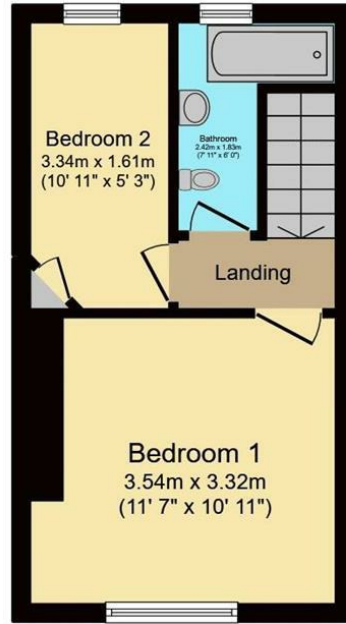
From the Agents Mold office proceed out of Mold via the Wylfa Roundabout signed posted for Wrexham, Proceed along A541 passing through Pontblyddyn, along the dual carriageway and turn left onto Fagl Lane. Pass through the village and to the Church junction take a left turn and an immediate left turn again onto Stryt Isa where the subject property will be found on the right hand side as noted by the For Sale board.





Ground Floor

Floor area 25.1 sq.m. (270 sq.ft.) approx



First Floor

Floor area 23.9 sq.m. (257 sq.ft.) approx

Total floor area 48.9 sq.m. (527 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	30	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.