



3 Falcon Road

Wrexham, LL13 9AB

Offers Invited £229,000



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To The Front

To the front of the property is a lawned garden area with paved pathway leading to the entrance door. To the side, the property benefits from a driveway providing off-road parking for two vehicles.

Entrance Hallway

6'5" x 3'1" (1.96m x 0.96m)

The property is approached via a UPVC entrance door with decorative double glazed glass panel leading into the entrance hallway. The hallway features carpeted flooring, a panelled radiator, and doors leading off to the cloakroom and lounge.

Downstairs W.C

6'4" x 0'0", 2'75"7" (1.95m x 0.84m)

Fitted with a low flush WC and wash hand basin with integrated storage cupboard below. Additional features include a frosted UPVC double glazed window to the front elevation and consumer unit.

Lounge

17'4" x 14'4" (5.29m x 4.37m)

A spacious lounge featuring a UPVC double glazed window to the front elevation allowing for natural light, panelled radiator, carpeted flooring, television aerial point, and telephone point. A feature fire surround housing a gas fire creates an attractive focal point within the room. Stairs rise to the first-floor accommodation, while a door leads through to the kitchen/dining area.

Kitchen

9'0" x 14'4" (2.75m x 4.39m)

The kitchen is fitted with a range of wall, drawer, and base units with melamine worktop surfaces over, incorporating an inset stainless steel sink unit with mixer tap and drainer. Space and plumbing are provided for a washing machine and dishwasher, along with space for a freestanding fridge freezer. Additional features include part tiled walls, ceramic tiled flooring, understairs storage cupboard, and a wall mounted 'Suprema' boiler housed within a cupboard. UPVC French doors provide access to the rear garden and conservatory.

Conservatory

10'7" x 10'10" (3.25m x 3.31m)

A bright and versatile conservatory benefiting from surrounding double glazed windows and double doors leading out onto the rear garden.

First Floor Accommodation

12'0" x 5'10" (3.66m x 1.78m)

The landing features carpeted flooring, loft access, and a built-in airing cupboard housing the immersion heater. A UPVC double glazed window to the side elevation allows for natural light.

Principle Bedroom

11'6" x 8'4" (3.52m x 2.55m)

A well proportioned principle bedroom featuring a UPVC double glazed window to the front elevation, carpeted flooring, panelled radiator, television aerial point, and built-in wardrobe facilities. A door leads through to the en-suite shower room.

En-Suite

4'3" x 8'4" (1.32m x 2.55m)

Fitted with a shower cubicle housing a mains shower, low flush WC, and wash hand basin set within a vanity unit. Additional features include fully tiled walls, panelled radiator, extractor fan, and a UPVC double glazed frosted window to the side elevation.

Bedroom Two

10'3" x 8'0" (3.13m x 2.44m)

Featuring a UPVC double glazed window to the rear elevation, carpeted flooring, fitted sliding mirrored wardrobes and panelled radiator.

Bedroom Three

8'7" x 5'10" (2.63m x 1.78m)

Featuring a UPVC double glazed window to the front elevation and panelled radiator.

Family Bathroom

5'6" x 6'2" (1.70m x 1.89m)

Fitted with a three piece suite comprising a panelled bath, wash hand basin, and low-level WC. Additional features include a panelled radiator, extractor fan, mirrored vanity

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cupboard, surrounding work surface to the sink area, and a UPVC double glazed frosted window to the rear elevation.

To The Rear

The rear garden is mainly laid to lawn with mature planted borders, patio seating area, and garden shed, creating an enjoyable outdoor space.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Services.

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

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

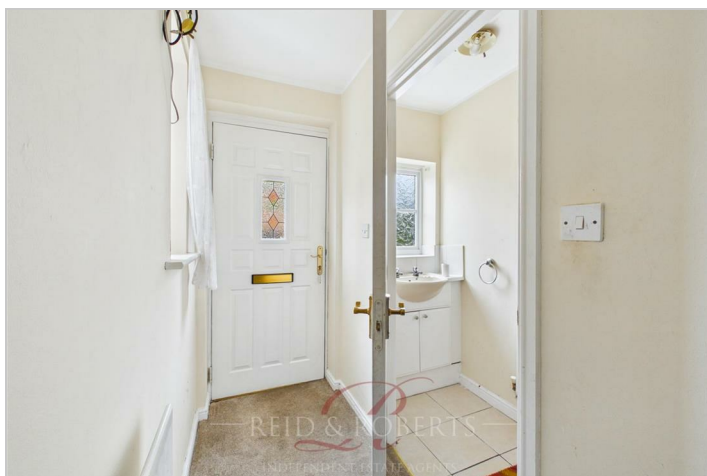
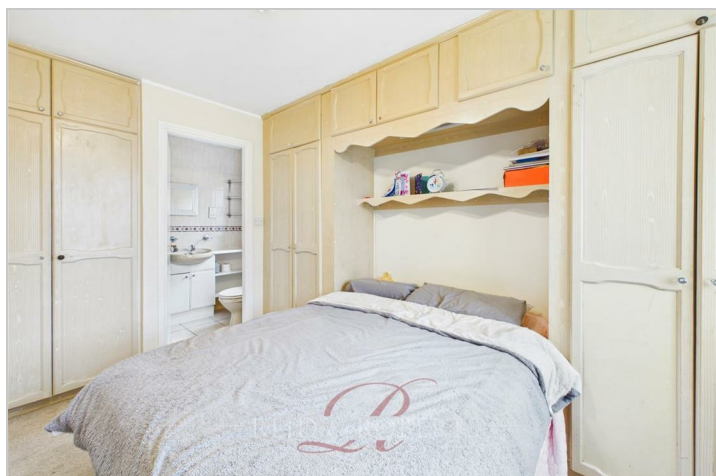
Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



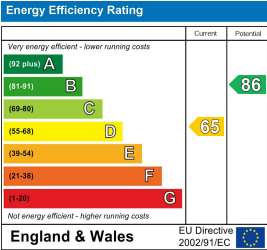
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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