



3 Falcon Road

Wrexham, LL13 9AB

£225,000



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Entrance hall

Upvc front door with double glazed decorative glass panel. Carpeted flooring. panel radiator. Doors leading to Cloakroom and Living room

Cloakroom

Frosted double glazed window to front. Low flush WC and basin with integrated storage cabinet below. Consumer unit.

Lounge

Spacious Lounge with Upvc double glazed windows to the front, panel radiator, Feature fire surround housing gas fire. TV aerial point and phone point, Carpeted flooring. Stairs lead to first floor and doorway to Kitchen/Diner

Kitchen/Diner

13'11" m x 10'6" (4.25 m x 3.22m)

Housing a range of wall, drawer and base units with melamine work surfaces over. inset stainless steel sink unit with mixer tap and drainer. Void and plumbing for washing machine and dishwasher. Part tiled walls with ceramic tiled floor. Space for a fridge freezer. Under stairs storage. 'Suprema' wall mounted boiler housed in cupboard. Upvc french doors to the rear and leading to the the conservatory.

Conservatory

Full double glazing with double doors to the side leading to garden.

Landing

Upvc Double glazed window to the side of the property. Carpeted floors. Built in airing cupboard housing immersion heater. Loft access

Bedroom one

11'5" x 8'4" (3.49m x 2.55m)

Upvc double glazed window to the front elevation. tv aerial point, panel radiator, carpeted flooring, Built in wardrobe facilities, Door leading to En-suite

Ensuite

8'4" x 4'3" (2.55m x 1.3m)

Upvc double glazed frosted window to the side elevation. panel radiator, Fully tiled walls, low flush WC and vanity wash hand basin, extractor fan, shower cubicle with mains shower.

Bedroom Two

10'6" x 8'4" (3.22m x 2.55m)

Upvc double glazed window to rear, panel radiator, carpeted flooring.

Bedroom Three

8'9" x 5'6" (2.67m x 1.70)

Upvc double glazed window to front elevation, panel radiator,

Bathroom

5'6" x 6'2" (1.7m x 1.88m)

UPVC frosted window to the rear elevation. Three piece suite comprising low level wc, wash hand basin and panelled bath. Panelled radiator. Extractor. Mirrored vanity cupboard. Work surface surrounding sink area.

Outside

The rear of the property has a garden laid mainly to lawn with mature border planting, Garden shed and patio area. to the side is a drive with space for 2 cars. To the front the property has a lawn area with paved path leading to the front door.

Council Tax Band.

TBC

EPC Rating.

TBC

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide

Tel: 01978 353000

only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Loans.

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

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.



Road Map



Hybrid Map



Terrain Map



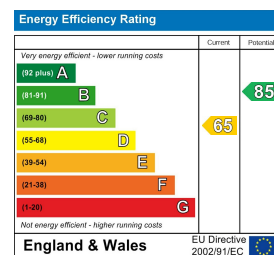
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.