



Falcon Road, Wrexham LL13 9AB

£175,000

Situated on Falcon Road, Wrexham, this three-bedroom end mews property offers practical family accommodation with a versatile layout. The ground floor benefits from two reception rooms, providing flexible living and dining space to suit a range of needs. Upstairs, the property comprises three bedrooms and a family bathroom. The end-position provides a little additional privacy compared to neighbouring properties, while still being part of an established residential area. The property is conveniently located for local amenities, schools and transport links, with Wrexham town centre within easy reach. Offering scope for buyers to put their own stamp on it, this property may appeal to first-time buyers, families and investors alike.

- THREE BEDROOM END TERRACE
- ENCLOSED REAR GARDEN
- CHAIN FREE
- CONSERVATORY
- VIEWING HIGHLY RECOMMENDED



Entrance Hall

Front door, double glazed window, radiator, door to living room, door to

Downstairs W.C

Low level W.C, hand wash basin, double glazed window to front, radiator, vinyl flooring

Living Room

Electric wall mounted fire, double glazed window to the front, radiator, door to

Kitchen

Range of wall base and drawer units, stainless steel sink and drainer unit, space for cooker, vinyl flooring, double glazed window, UPVC double glazed patio door to

Conservatory

UPVC double glazed door to garden

Bedroom One

Double glazed window to the rear, laminate flooring, radiator

Bedroom Two

Double glazed window to the front, laminate flooring, radiator

Bedroom Three

Double glazed window to the front, carpeted flooring, radiator

Bathroom

Low level W.C, wash hand basin, shower cubicle, vinyl flooring, tiled walls, double glazed window to rear

Outside

To the front is a driveway with space for two vehicles

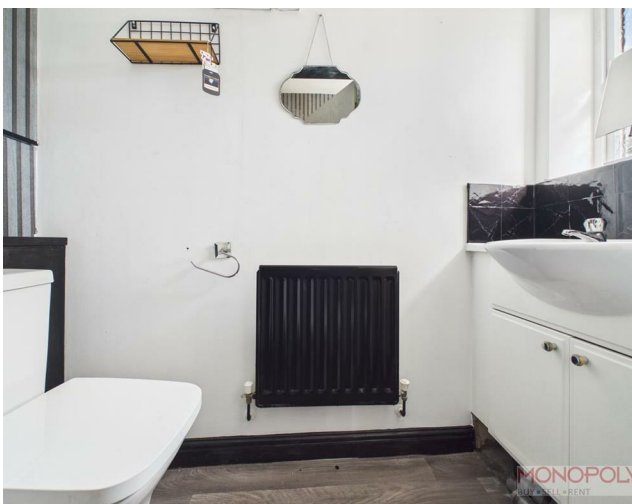
Gated access to slabbed patio area, garden shed

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



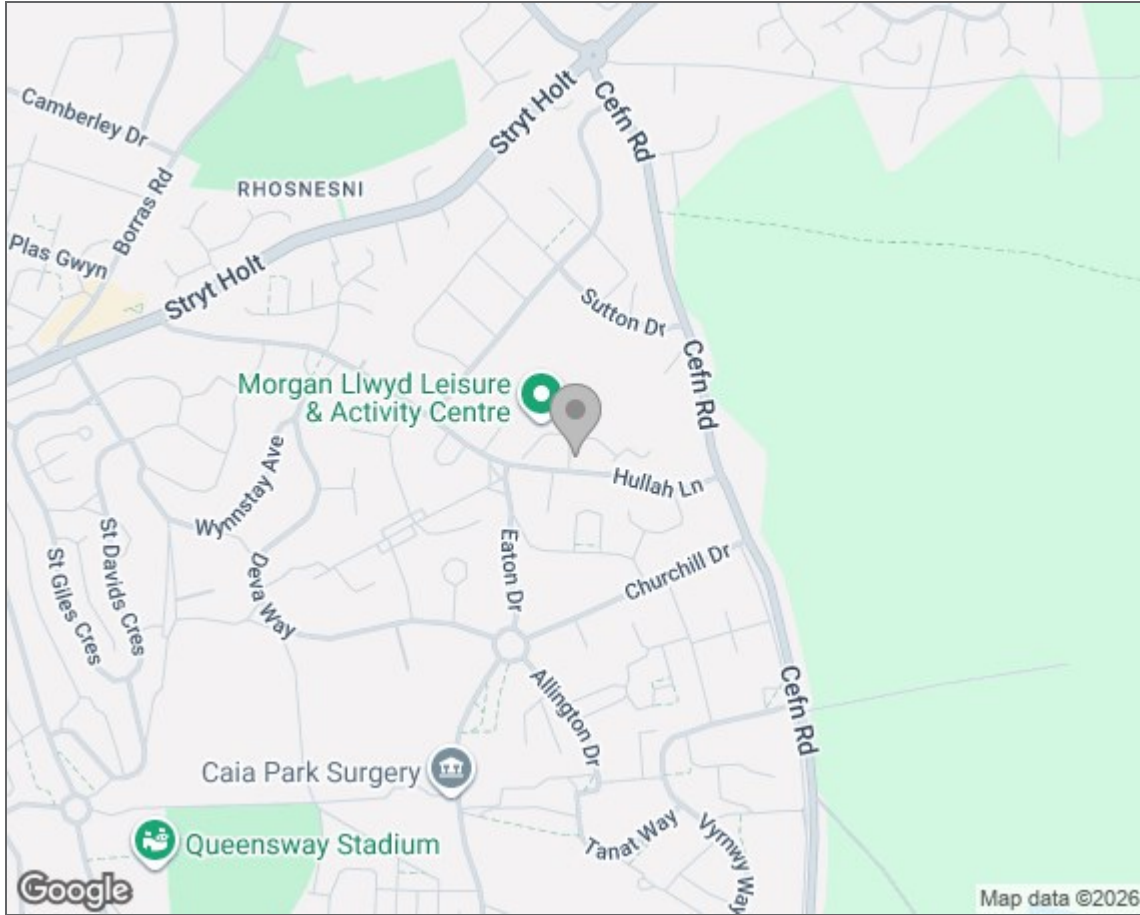




MONOPOLY
BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407
wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(35-54) E	
(21-34) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(35-54) E	
(21-34) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

