

Town & Country

Estate & Letting Agents

Falcon Road, Wrexham

£149,950



A modern two-bedroom semi-detached home in a quiet Wrexham cul-de-sac. Featuring off-road parking, a spacious lounge with French doors, fitted kitchen, cloakroom WC, and an enclosed rear garden. Ideally situated close to the city centre and transport links.

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DESCRIPTION

Located within a quiet cul-de-sac close to Wrexham city centre, this well-presented two-bedroom semi-detached home offers easy access to local amenities and major road networks. The property benefits from gas central heating, UPVC double glazing, and off-road parking for two vehicles.

Accommodation includes an entrance hall with storage, cloakroom WC, kitchen, and a spacious living room with French doors leading to a generous rear garden with lawn and patio area.



LOCATION

Falcon Road is situated in a peaceful residential area within easy reach of Wrexham city centre. The location offers convenient access to local shops, schools, and leisure facilities, along with excellent transport links via the A483 to Chester, Oswestry, and the wider motorway network. The area combines suburban tranquillity with the convenience of nearby amenities, making it a desirable spot for families and commuters alike.

ENTRANCE HALL

A double-glazed panel front door opens into an entrance hall with an arched throughway leading to the kitchen. Doors open to a built-in cloaks/storage cupboard, a cloakroom WC, and the living room.



CLOAKROOM WC

2'6 x 5'2

Installed with a dual flush low-level WC and a corner wash hand basin with mixer tap. There is a radiator, an extractor fan, and the electrical consumer unit.



KITCHEN

6'5 x 7'7

Fitted with an attractive range of wall, base, and drawer units complemented by stainless steel handles. There is space and plumbing for a washing machine, along with work surfaces housing a resin single drainer sink with mixer tap and tiled splashback. Integrated appliances include an oven, hob, and stainless steel extractor hood. A housing cupboard contains the gas combination boiler.



LIVING ROOM

15'4 x 12'5 (max)

A spacious reception room featuring an ornamental fireplace with electric fire, two radiators, and stairs rising to the first floor. UPVC double-glazed French doors open onto the rear garden.



FIRST FLOOR LANDING

With access to the loft space and doors opening to both double bedrooms and the bathroom.



BEDROOM ONE

12'5 x 7'10

Two windows face the front elevation with a radiator below.



BEDROOM TWO

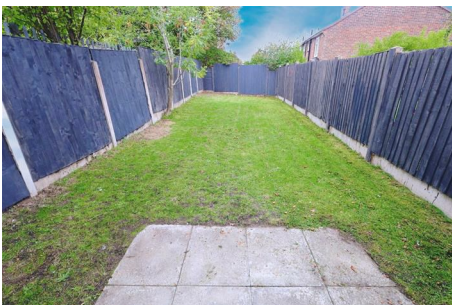
12'5 x 8'0 (max)

A window faces the rear elevation with a radiator below and a built-in over-stairs storage cupboard.



BATHROOM

Fitted with a three-piece white suite comprising a panelled bath with thermostatic shower, a dual flush low-level WC, and a vanity unit with countertop wash hand basin and tiled splashback. There is a radiator, extractor fan, and an opaque window to the side elevation.



EXTERNALLY

To the front of the property are two tandem off-road parking spaces and a

paved pathway leading to the front door. Alongside the path is a timber gate opening to a shelved storage area. To the left-hand side is a predominantly lawned garden with a timber-gated side access leading to the rear garden. A paved pathway runs alongside the property, leading to the rear garden, which features a paved patio area and a lawned garden, all enclosed by timber fence panels.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C £1949.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

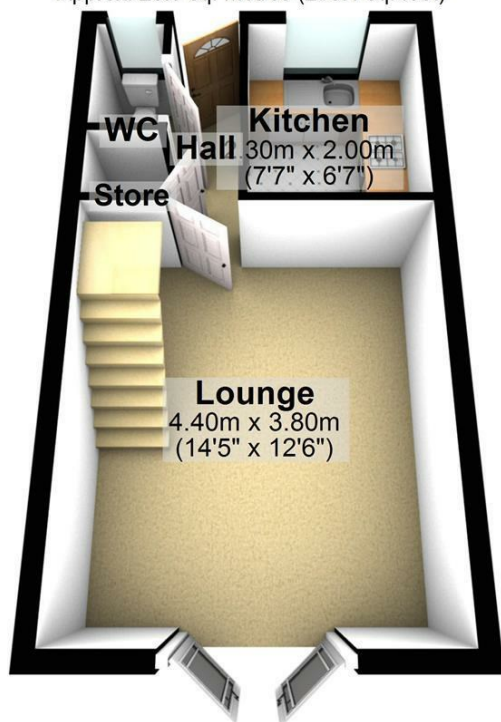
Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

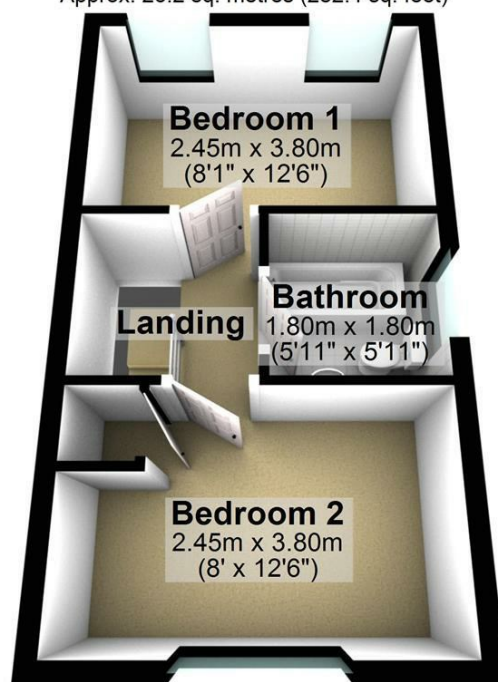
Ground Floor

Approx. 25.8 sq. metres (278.1 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.4 sq. feet)



Total area: approx. 52.1 sq. metres (560.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.