



The Firs Fagl Lane

Hope, Wrexham, LL12 9RB

O.I.R.O £286,000



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Accommodation Comprises

The property is approached via a tarmacadam driveway with a brick built wall surrounding the property.

Composite door with double glazed insets leads into:

Reception Hallway

The reception hall is bright and functional, with double-glazed windows to the front elevation letting in plenty of natural light. It features double-panelled radiators, a textured ceiling, wood-effect laminate flooring, a dado and picture rail along the walls, stairs leading to the first floor accommodation with electric fuse box that has been discreetly positioned for easy access.

Lounge

10'1" x 11'10" (3.08 x 3.63)

Step into a cosy and inviting living space brimming with character. The charming log burner, set within a beautiful decorative tile fire surround with a wood inset, takes center stage, creating a warm and welcoming atmosphere. Double-glazed windows on the front elevation allow natural light to fill the room, while double-panelled radiators ensure a comfortable temperature year-round. Timeless details like the dado and picture rail add a touch of elegance. Additional features include an aerial socket and phone point.

Second Reception Room

11'7" x 11'11" (3.55 x 3.64)

This second reception room offers a versatile and comfortable space, featuring double-glazed windows to the front elevation that fill the room with natural light. The double-panelled radiator ensures a cosy atmosphere, with traditional details like the dado and picture rail bring charm to the room, complementing the wood-effect laminate flooring. With textured ceiling, an aerial socket and phone point.

Kitchen

15'3" x 12'9" (4.67 x 3.91)

The Kitchen is well-equipped with a range of wall and base units, offering plenty of storage, and is complemented by durable granite-effect worktops. The composite sink unit, with mixer taps over, is both practical and stylish. There's space for an electric oven and room for a tall fridge/freezer. The kitchen also includes a void and plumbing for a dryer. A picture rail shelf offers a decorative feature, and the decorative fire with brick hearth and chimney adds a charming focal point. A door leads through to the conservatory and utility room, enhancing the space's functionality. The Kitchen is a bright and functional space, with double-glazed windows to both the side and rear elevations that flood the room with natural light. A double-panelled radiator provides warmth, and the textured ceiling adds character.

Utility

6'3" x 5'7" (1.91 x 1.72)

The utility room is a practical and well-equipped space, featuring double-glazed windows to the side elevation that allow natural light to brighten the room. The textured ceiling adds character, while the vinyl flooring provides a durable and easy-to-maintain surface. The room offers convenient void and plumbing for a washing machine, as well as a wall-mounted boiler for added efficiency.

Conservatory

7'6" x 12'2" (2.31 x 3.72)

The conservatory is a bright and inviting space, with double-glazed windows on the front, side, and rear elevations, allowing light to flood the room from all angles. The polycarbonate roof ensures a comfortable atmosphere year-round, while the tiled flooring adds a practical yet stylish touch. Wall light points provide ample lighting for evening use, making it an ideal spot to relax or entertain throughout the day and night.

Landing

5'10" x 9'6" (1.78 x 2.92)

The landing is a spacious and well-lit area, featuring two double-panelled radiators to ensure warmth throughout. The textured ceiling adds subtle character, while the split-level design enhances the flow of the space. A loft access provides added convenience, and traditional touches like the picture rail and dado rail give the landing a classic feel.

Bedroom One

9'9" x 11'11" (2.99 x 3.65)

This charming bedroom is bright and welcoming, featuring double-glazed windows on the front elevation that allow plenty of natural light to fill the space. The room is kept cosy with a double-panelled radiator, and the textured ceiling adds a touch of character. Fitted with a range of wardrobes that offer ample storage with hanging rails, this room combines practicality with style. Wall light points provide convenient lighting, and the picture rail adds a classic finishing touch.

Bedroom Two

10'11" x 11'11" (3.33 x 3.64)

This spacious bedroom is filled with natural light, thanks to double-glazed windows on the front elevation. The room features a double-panelled radiator for added comfort and a textured ceiling that adds character. Fitted with a range of wardrobes, the room offers plenty of storage space. A picture rail adds a subtle touch of traditional charm.

Bedroom Three

8'3" x 6'7" (2.52 x 2.01)

This peaceful bedroom offers a serene setting, with double-glazed windows to the side elevation that provide lovely views of Hope Mountain. The room is kept cosy with a double-panelled radiator, and

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the textured ceiling adds a touch of character. A sliding mirrored door leads to built-in storage, complete with hanging rails and shelves for practical organization.

Bathroom

6'7" x 13'0" (2.01 x 3.97)

The bathroom features frosted double-glazed windows on the side elevation, allowing natural light while ensuring privacy. It is heated by double-panelled radiators and has a textured ceiling for added character. The vinyl flooring complements the space's practicality, while splash-back tiles extend to dado height for easy maintenance. The suite includes a low flush W.C. and a wash hand basin with elegant brass taps, accompanied by an extractor fan for ventilation. A wooden tiled bath with matching brass taps adds warmth, while a shower cubicle with a mains-fed shower and adjustable attachment completes this well-appointed bathroom.

Garden

Step into this beautifully spacious garden, a true haven for nature lovers and outdoor enthusiasts. Featuring a generous patio area perfect for alfresco dining, this delightful outdoor space extends to a well-maintained lawn, bordered by vibrant shrubs and mature trees for added privacy. A charming pathway leads to a dedicated vegetable patch and a versatile garden shed, ideal for storage or a potential workshop. With plenty of room for relaxation and play, this garden is a wonderful extension of the home, offering endless possibilities for entertaining or simply unwinding in a tranquil setting.

EPC Rating - G

Council Tax Band - E

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How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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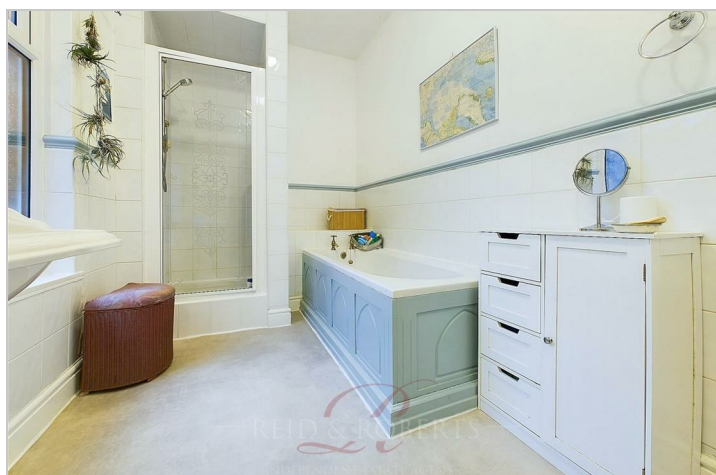
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

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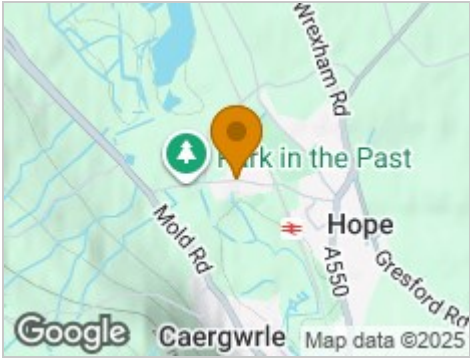
Road Map



Hybrid Map



Terrain Map



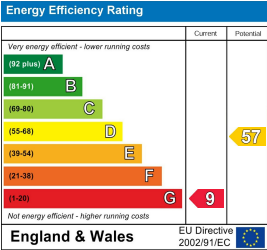
Floor Plan



Viewing

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Energy Efficiency Graph



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