



## Fagl Lane

Hope, Wrexham, LL12 9RB

£190,000





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We at Reid and Roberts Estate Agents are excited to introduce this Three Bedroom Detached Bungalow, located on a substantial plot that is perfect for Development, subject to obtaining local planning consent.

The property is located within walking distance of the village, which is centred around the Parish Church. There are local convenience shops in the village, to include a mini Co- op supermarket, the highly regarded Castell Alun High School, a popular primary school and medical practice. The village is conveniently situated mid-way between Mold and Wrexham, and is some 15 miles from Chester. There is also a local train station in the village providing a local service between Wrexham and Bidston with connection thereafter to Liverpool.

The property, constructed in a non-standard style, offers a layout that includes an Entrance Porch, Entrance Hall, Lounge, Dining Area, Kitchen, Three Bedrooms, and a combined Bathroom and WC. It benefits from solid fuel radiator heating, and the exterior boasts ample gardens and a detached garage.

## ENTRANCE PORCH

UPVC front entrance door.

## ENTRANCE HALL:

Panelled radiator. Loft access

## LOUNGE

16'7" x 10'4" (5.08m x 3.15m )

Fitted brick fireplace with inset Parkray solid fuel burner for central heating. Panelled radiator. 2 wall light points. Tv point.

## DINING AREA

3.18m x 2.77m

Built in storage cupboards. Panelled radiator. Built in storage cupboards.

## KITCHEN

9'3" x 7'8" (2.82m x 2.34m )

The kitchen is fitted with a range of base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Plumbing for automatic washing machine. UPVC door to rear of property.

## BEDROOM ONE

10'4" x 9'4" (3.15m x 2.87m )

Panelled radiator. Window to front of property.

## BEDROOM TWO

9'4" x 8'0" (2.87m x 2.46m )

Window to side of property. Panelled radiator.

## BEDROOM THREE

8'9" x 8'9" (2.69m x 2.67m )

Window to side of property. Panelled radiator

## BATHROOM

Fitted 3 piece suite comprising wc, wash hand basin and panelled bath. Panelled radiator

## OUTSIDE

Surrounding the property are large, well-maintained lawned gardens at both the front and back, along with a driveway that facilitates off-road parking and leads to a detached garage. There is also a garden storage shed available. Septic tank in rear garden.

## 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.

Tel: 01978 353000

### **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.

### **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.

PLEASE NOTE THIS IS A NON TRADITIONAL CONSTRUCTION

### **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.

### **Services.**

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

### **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

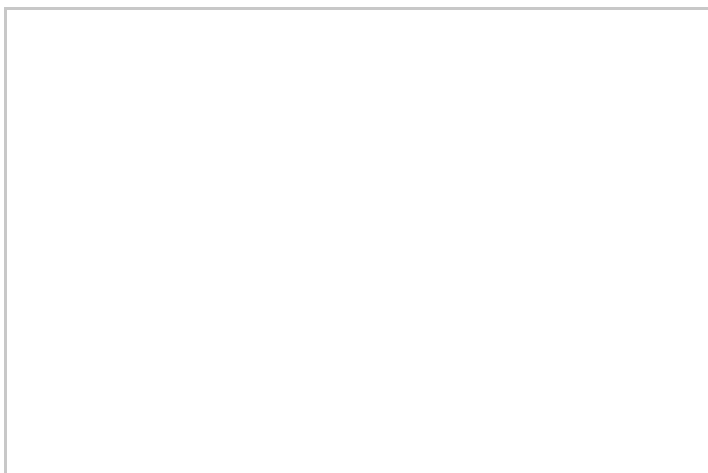
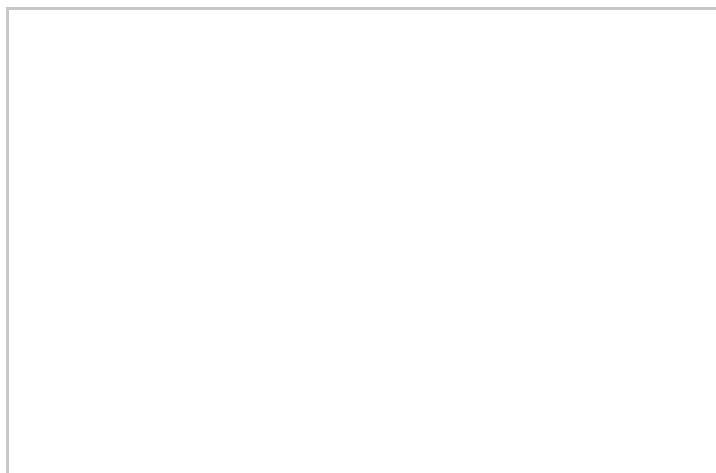
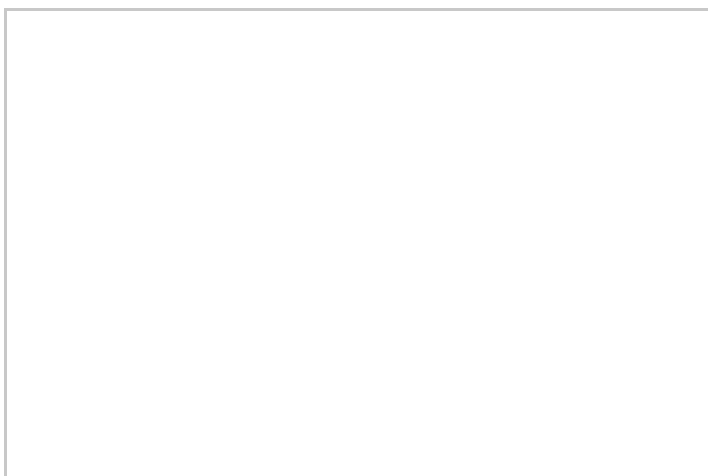
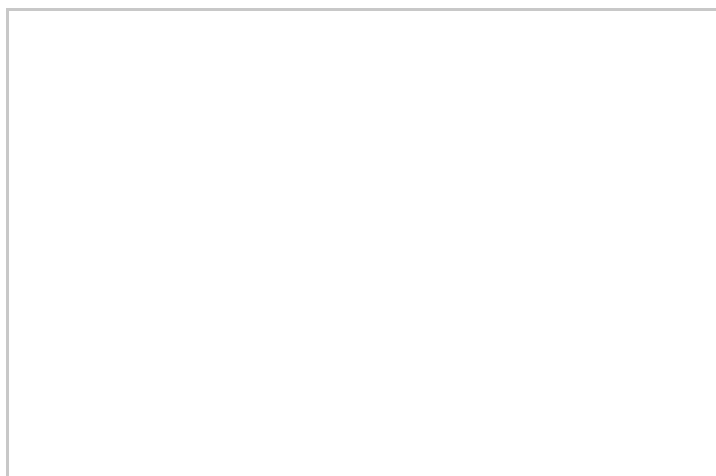
Saturday 9.15am - 4.00pm

### **Floor Plan.**

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### **EPC Rating.**

EPC RATING F



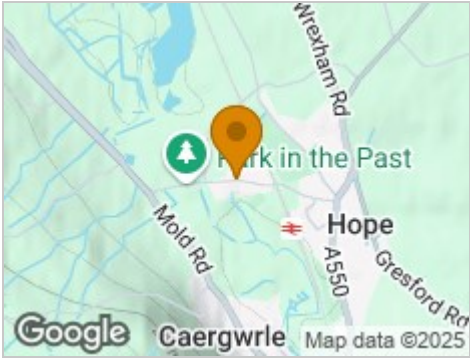
Road Map



Hybrid Map



Terrain Map



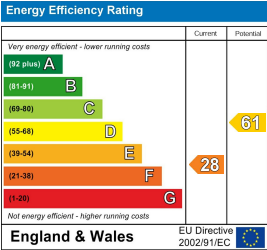
Floor Plan



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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