



Newport Close, Wrexham, LL13 0JZ

Price £210,000

Reference: 19309829

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Description

A spacious 3 bedroom detached house on a corner plot having the benefit of a conservatory and garage located within this popular residential development on the fringe of the city centre. The accommodation briefly comprises a part glazed entrance door opening into Hallway with wood effect laminate flooring. Lounge with laminate flooring and double glazed window to front, dining room, Kitchen fitted with a range of base and wall units with work surface areas incorporating a 4 ring hob with electric oven below and extractor above. The conservatory enjoys a pleasant aspect overlooking the rear garden. On the first floor, the landing connects the 3 Bedrooms and bathroom. Bedroom 1 having an En-Suite Shower Room. The Bathroom is appointed with a white three-piece bathroom suite of wash basin with vanity cupboard below, low flush w.c., bath To the outside there is a private driveway together with garden areas to front and and rear. The rear garden enjoys a sunny and private aspect. NO CHAIN. Energy Rating - C (72)

LOCATION

Newport Close is located within the popular modern residential development of Abenbury Park, which is approximately 1 ½ miles from Wrexham City Centre and enjoys good road links to the Wrexham Industrial Estate and A483 by-pass. There is a local Convenience Store and the picturesque countryside of Erddig is only a short walking distance away. Wrexham City Centre has an excellent variety of shopping facilities and social amenities, including both bus and train stations.



DIRECTIONS

From Wrexham City Centre proceed along Holt Street into Holt Road until reaching the roundabout with the Greyhound Public House on the right, turn right into Cefn Road and proceed until the next mini roundabout then turn right into Abenbury Road. Take the right into Newquay Drive and then right into Newport Close with number 6 being on the right.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With stairs to first floor landing, radiator, upvc double glazed side window and wood effect laminate flooring.

LOUNGE

10'7 x 13'4

Upvc double glazed window overlooking the front garden with radiator below, fire surround with inset gas fire (not tested), useful understairs storage cupboard and an open aspect through to:

DINING ROOM

8'0 x 8'3

Wood effect laminate flooring, connecting door to kitchen and upvc double glazed French doors opening to:

CONSERVATORY

13'4 x 9'2

A good sized additional reception room with tiled flooring, upvc double glazed windows on a brick plinth, upvc double glazed French doors and radiator.

KITCHEN

9'0 x 8'0

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring gas hob with oven/grill below and extractor hood above, part tiled walls and tiled flooring that continues into:

UTILITY

Work surface with plumbing for washing machine below, space for tumble dryer, part tiled walls, wall mounted gas central heating boiler, upvc part glazed external door, radiator and connecting door to:

CLOAKROOM/W.C

Appointed with a corner wash basin with tiled splashback, low flush w.c, upvc double glazed window, radiator and tiled flooring.

ON THE FIRST FLOOR

Approached via the staircase from hallway to:

LANDING

With connecting doors to all rooms and mains wired smoke alarm.

BEDROOM ONE

12'1 x 8'5

Having the benefit of built-in sliding door wardrobes, upvc double glazed window to rear, radiator, wood effect flooring and connecting door to:

EN-SUITE

Appointed with a white suite of low flush w.c, corner shower enclosure with wipe clean wall panels and mains thermostatic shower, wash basin set within vanity cupboard, part tiled walls, tiled flooring, upvc double glazed window, radiator and extractor fan.

BEDROOM TWO

12'0 x 10'7 plus recess

Three upvc double glazed windows to front, radiator, wood effect flooring and airing cupboard housing the hot water cylinder.

BEDROOM THREE

6'2 x 9'7

Upvc double glazed window to rear, radiator, wood effect flooring and ceiling hatch to roof space.

FAMILY BATHROOM

Appointed with a white suite of low flush w.c, wash basin set within vanity cupboard, twin grip panelled bath with mixer tap and hand held shower take-off, upvc double glazed window, part tiled walls, extractor fan and radiator.

OUTSIDE

The property is approached from the front via a private driveway alongside a lawned garden which could be utilised for additional parking if required. Garage having metal up and over door. A gated side path leads to the rear garden which includes a large timber decked patio area with lawned garden beyond, enclosed to provide a safe family environment.

COUNCIL TAX BAND - D