



6 Newbury Close, Llwyn Onn Park, Wrexham, LL13 0QD

Price £300,000

A beautifully appointed 3 double bedroom detached house with attractive rear garden located within the popular development known as Llwyn Onn on the fringe of the city centre close to open countryside. The accommodation briefly comprises an open fronted porch, composite entrance door opening to the welcoming hall, refitted cloaks/w.c., spacious lounge with bay window to front and an open aspect to the family sized dining area with French doors opening to the rear garden. A connecting door leads into the stylish fitted kitchen with wood block work surface areas and 5 burner range cooker. A utility room has additional store cupboards and space for dryer and washing machine. The spacious first floor landing connects the 3 double bedrooms and a bathroom. The principal bedroom has the benefit of an en-suite shower room. To the outside, the driveway leads to the garage with lighting and power. A gated Indian stone paved path continues to the rear garden which offers excellent outdoor entertaining space for both children and adults with full width Indian stone paved patio, lawned area and flower beds. Energy Rating - C (71)

LOCATION

The popular development of Llwyn Onn has become an established and convenient residential area due to its proximity to good road networks that allow for daily commuting to the Commercial and Industrial Centres of the region, countryside walks and easy accessibility into Wrexham city centre with its good choice of high street retailers, sports/leisure/recreational facilities and public transport links. There are primary and secondary schools in the catchment area as well as a convenience store nearby. This particular property is positioned with the cul-sac.

DIRECTIONS

From Wrexham City Centre proceed along Holt Road for approx 1 mile to the roundabout. Take the 4th exit onto Cefn Road and continue across the mini roundabout. Take the right turn into Kempton Way, follow the road round and Newbury Close will be observed on the left with the property on the right.

ON THE GROUND FLOOR

Open fronted porch with part glazed composite entrance door opening to:

WELCOMING HALLWAY

With tiled floor, radiator, coving to ceiling, staircase to first floor landing with useful storage cupboard below and six panel white woodgrain effect doors off to all rooms.

CLOAKS/W.C

Appointed with a wash bowl with mixer tap on oak vanity cupboard, close coupled w.c, part tiled walls, tiled flooring, wall mounted mirror with inset spotlight above and chrome heated towel rail.

LOUNGE 15'5" x 12'5" (4.7m x 3.8m)

A good sized reception room with walk-in upvc double glazed bay window overlooking the front garden, radiator, wood style flooring, coving to ceiling and an open aspect to:

DINING AREA 11'1" x 9'10" (3.4m x 3m)

Having a continuation of the wood style flooring, upvc double glazed French doors leading to the rear garden with integrated window blinds, coving to ceiling, radiator and six panel white woodgrain effect door opening to:

KITCHEN

Fitted with a shaker style range of base and wall cupboards complimented by wood block work surface areas incorporating a 1 1/2 bowl stainless steel sink unit with flexi mixer tap, five burner Range cooker with stainless steel extractor hood above, integrated dishwasher, space for fridge freezer, illuminated wall cabinets, under unit lighting, part tiled walls, Travertine style ceramic tiled floor, radiator and six panel door opening to:

UTILITY ROOM

Having a continuation of the Travertine style ceramic tiled flooring, double door wall cupboards, work surface area, plumbing for washing machine, space for tumble dryer, part tiled walls, radiator, wall mounted gas central heating boiler, upvc double glazed window and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

SPACIOUS LANDING

With ceiling hatch to roof space and pull-down loft ladder, airing cupboard housing the hot water cylinder and separate storage cupboard.

BEDROOM ONE 12'9" x 10'2" (3.9m x 3.1m)

Upvc double glazed window to front, inset spotlights, radiator, wood style flooring, coving to ceiling and six panel door opening to:

EN-SUITE

Appointed with a good sized shower area with mains thermostatic shower and Drench style shower head, radiator, double sided sink unit with mixer tap set within vanity unit also incorporating w.c, part tiled walls, tiled flooring, shaver socket and extractor fan.

BEDROOM TWO 10'5" x 9'10" (3.2m x 3m)

A double bedroom with upvc double glazed window to rear and radiator.

BEDROOM THREE 8'2" x 8'10" (2.5m x 2.7m)

Upvc double glazed window, radiator and wood style flooring.

FAMILY BATHROOM

Appointed with a white suite of pedestal wash basin, low flush w.c, bath with mixer tap and electric shower over, part tiled walls, shaver socket, extractor fan, upvc double glazed window, vinyl style flooring and radiator.

OUTSIDE

The property is approached along a private double width driveway which leads to the garage having metal up and over door, lighting and power. A front lawned garden, decorative slate border and welcome light. A gated Indian stone paved path leads alongside the house and continues into a full width matching stone paved patio with outdoor electrical socket which provides excellent outdoor entertaining space, up and down chrome wall lights, cold water tap, lawned garden, flowerbeds and side storage area.

PLEASE NOTE

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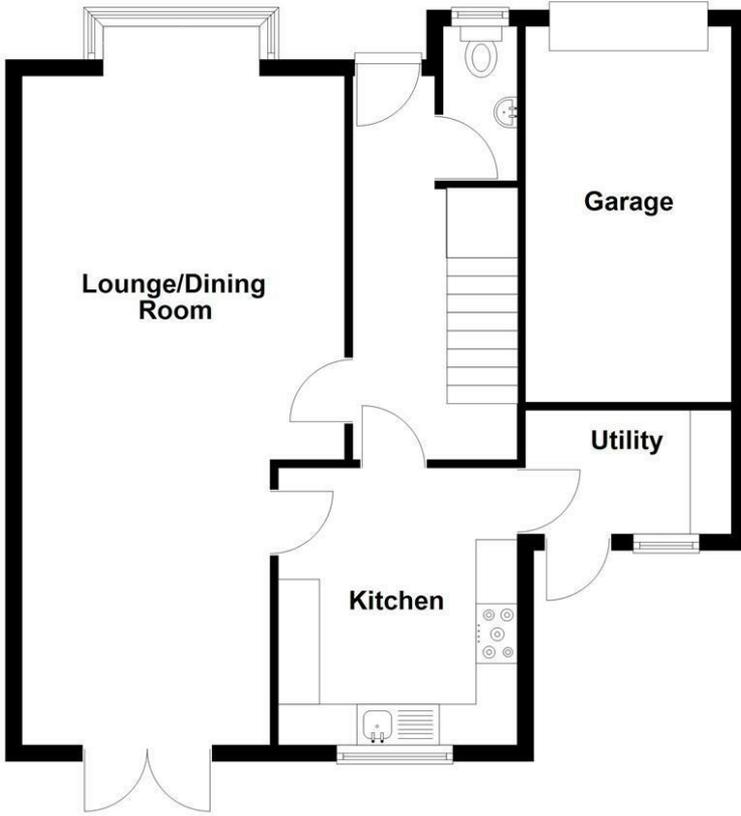




Floor Plan

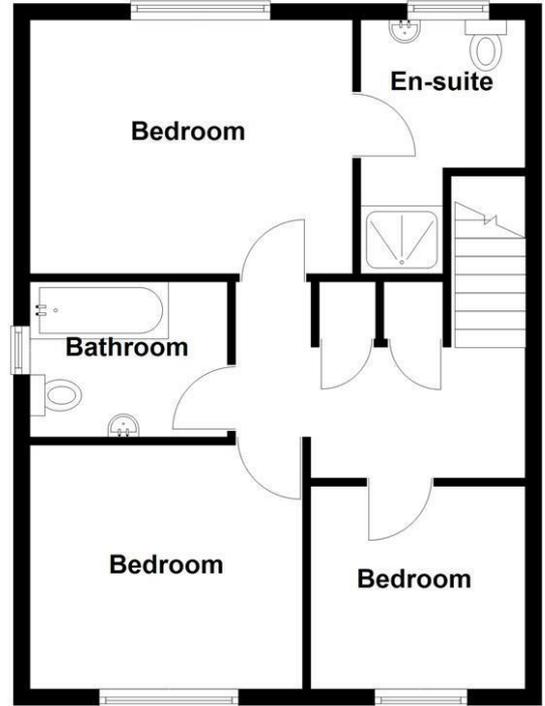
Ground Floor

Approx. 67.1 sq. metres (722.8 sq. feet)

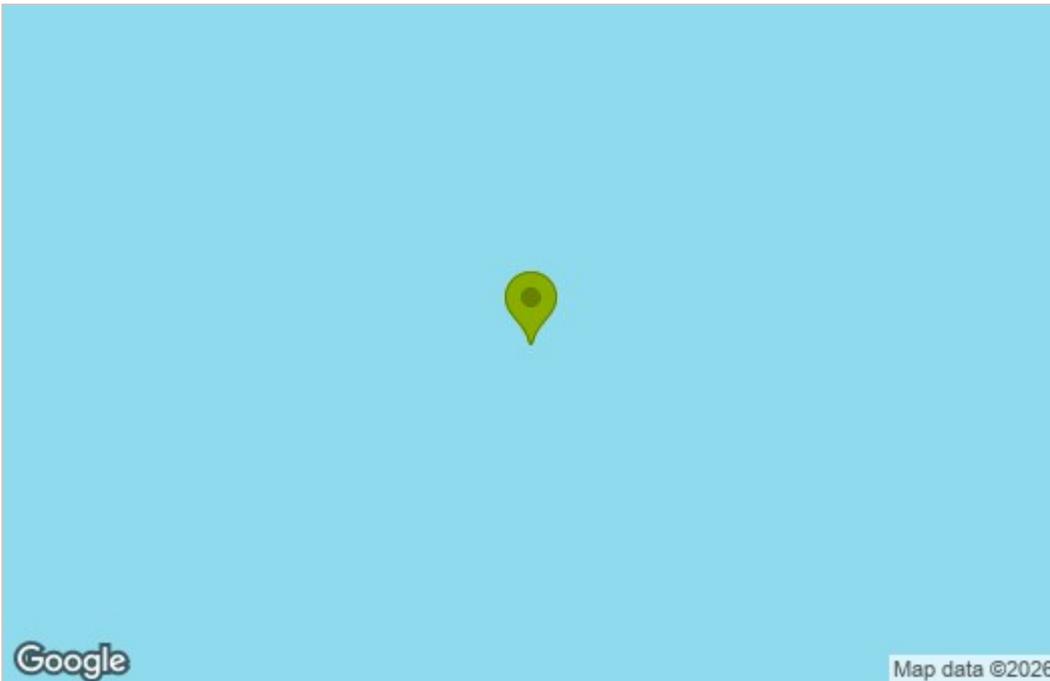


First Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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