

Wingetts

More than just estate agents



6 Fishguard Close, Abenbury Park, Wrexham, LL13 0JH

Price £180,000

An end mews 3 bedroom house with parking and enclosed rear garden located within a cul de sac on this popular residential development with good road links to the city centre, Industrial Estate, Chester and Whitchurch. Newly decorated throughout, the property briefly comprises a part glazed entrance door through to Hallway with cloaks/w.c. off. The lounge is fitted with laminate flooring and the staircase rises to the 1st floor.

The Kitchen/Diner is appointed with a range of base and wall cabinets with plenty of work surface area. The Dining Area has a useful understairs storage cupboard together with French doors leading to the rear garden. On the first floor there are 3 Bedrooms together with a Bathroom having shower over bath. To the outside there is a driveway providing private parking for 1 car and a further parking bay nearby. The rear garden has a lawned area, paved patio and shed, all of which is enclosed within timber fencing. NO CHAIN. Energy Rating - D (67)

LOCATION

The property is located within the Abenbury Park development on the outskirts of Wrexham City Centre and yet within walking distance of Erddig National Trust Parkland. Wrexham City Centre offers a good range of shopping facilities, social amenities and both primary and secondary schooling. Good road links provide easy access to the major commercial centres throughout the region including Wrexham Industrial Estate and the motorway networks beyond. A convenience store, childrens play area and bus service is within walking distance.

DIRECTIONS

From Wrexham City Centre follow the A525 Kingsmills Road turning left into Kingsmills Road. Follow the road down taking the left hand turning over the bridge and onto Abenbury Road. Proceed up the hill and take the left turn into Abenbury Park, left again, next right into Fishguard Close and the property will be observed straight ahead.

ON THE GROUND FLOOR

Part glazed entrance door opening to:

HALLWAY

With upvc double glazed window, radiator, wood effect flooring and six panel doors off.

GROUND FLOOR CLOAKS/W.C

Appointed with a low flush w.c, wash basin set within vanity cupboard, tiled splashback, upvc double glazed window, radiator and wood effect flooring.

LOUNGE 15'5" x 14'5" (4.7m x 4.4m)

Wood effect flooring, upvc double glazed window to front, two radiators, stairs to first floor landing and fireplace. Connecting door through to:

KITCHEN/DINER 14'5" x 8'2" (4.4m x 2.5m)

The kitchen area is appointed with a range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with electric oven/grill below and extractor hood above, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, part tiled walls, plumbing for washing machine, gas central heating boiler and tiled flooring that continues into the dining area with upvc double glazed French doors opening to the rear garden, radiator and understairs storage cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With upvc double glazed window, ceiling hatch to roof space and six panel doors off to all rooms.

BEDROOM ONE 13'1" x 8'2" (4m x 2.5m)

Upvc double glazed window to front with radiator below.

BEDROOM TWO 10'5" x 7'10" (3.2m x 2.4m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 9'10" max x 5'10" (3m max x 1.8m)

Upvc double glazed window to front, radiator and built-in storage cupboard housing the hot water cylinder.

BATHROOM

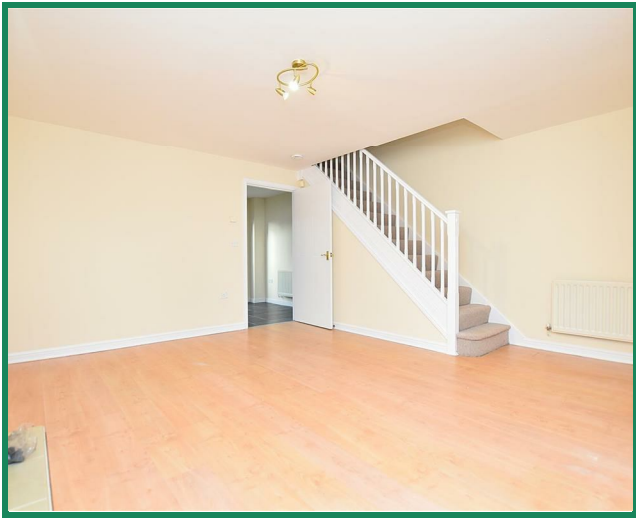
Appointed with a white suite of low flush w.c, wash basin set within gloss fronted vanity unit, bath with mains thermostatic shower, Drench style shower head and splash screen, part tiled walls, upvc double glazed window, radiator, shaver socket and extractor fan.

OUTSIDE

The property has the benefit of a parking area to the front and further allocated parking space. A paved path leads to the front entrance and continues to a side garden gate which leads into the rear garden. The rear garden includes a paved patio area, lawn, flowerbeds and timber fencing to boundary.

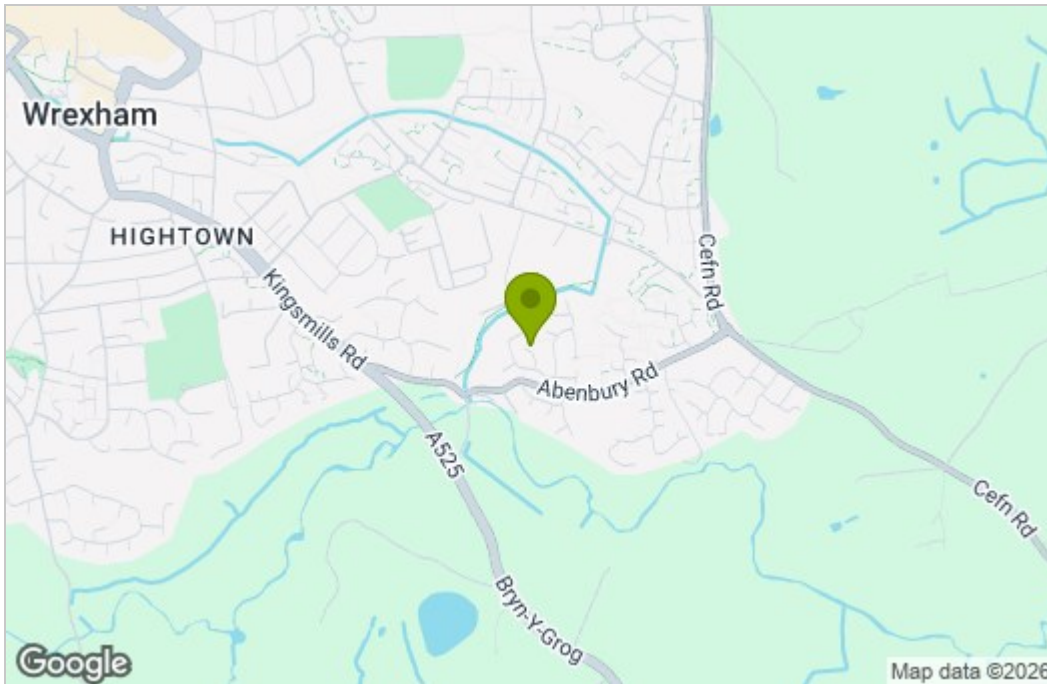
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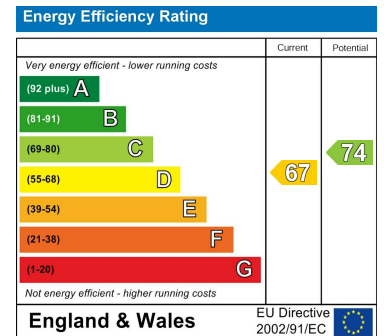


Floor Plan

Area Map



Energy Efficiency Graph



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