



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

Price £185,000

A well presented 3 bedroom semi detached house with private driveway for 2 cars and south facing rear garden located within this popular residential development conveniently situated on the outskirts of the city centre and all its amenities. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an entrance hall with cloaks/w.c. off, good sized lounge and open plan kitchen diner with French doors opening to the rear garden. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a bathroom with shower over the bath. To the outside, a private drive alongside the property provides parking for 2 cars and a mainly lawned garden to the front. The rear enclosed garden enjoys a sunny aspect together with a timber decked patio and lawn, all within timber fencing. NO CHAIN. Energy Rating - C (71)

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, children's 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 on the right.

ON THE GROUND FLOOR

Part glazed entrance door opening to:

HALLWAY

With upvc double glazed window, radiator and white panelled doors off.

CLOAKS/W.C

Appointed with a low flush w.c, wash basin in vanity unit with tiled splashback, upvc double glazed window and radiator.

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

A good sized reception room with upvc double glazed window to front, radiator, stairs to first floor landing, electric fire set within chimney breast, two radiators and white panelled door opening to:

KITCHEN/DINER 14'1" x 8'2" (4.3m x 2.5m)

Enjoying a pleasant aspect through upvc double glazed French doors that lead out to the rear south facing garden. The kitchen area is fitted with a range of base and wall units complimented by work surface areas incorporating a four ring gas hob with oven/grill below and extractor hood above, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, plumbing for washing machine, space for fridge freezer, part tiled walls, Worcester gas central heating boiler, radiator and useful understairs storage cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With gallery over stairwell, upvc double glazed window and panelled doors off.

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

Upvc double glazed window to front with views towards the park, newly fitted carpet and radiator.

BEDROOM TWO 10'5" x 8'2" (3.2m x 2.5m)

Upvc double glazed window to rear, newly fitted carpet, radiator and ceiling hatch to roof space.

BEDROOM THREE 10'2" max x 5'6" (3.1m max x 1.7m)

Upvc double glazed window to front, radiator, newly fitted carpet and airing cupboard housing the hot water cylinder.

BATHROOM

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

OUTSIDE

The property is approached along a private driveway providing parking for two cars. A lawned front garden with path to entrance and gated side path leading to the rear south facing garden which includes a timber decked patio for outdoor entertaining, lawn and flowerbeds, all of which is enclosed to provide a safe and secure environment.

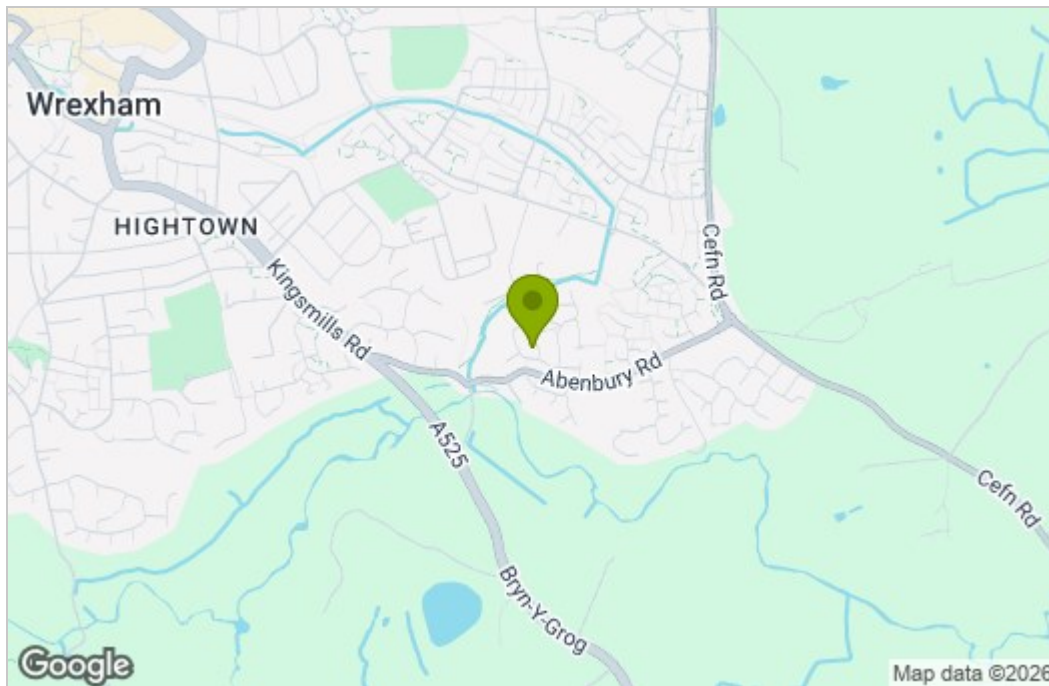
PLEASE NOTE

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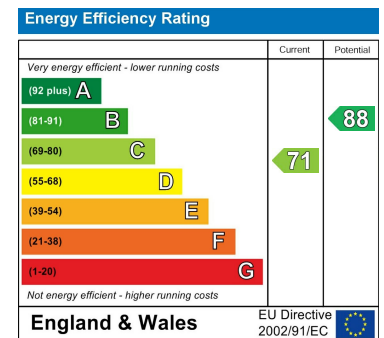




Area Map



Energy Efficiency Graph



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