Wingetts
More than just estate agents









8 Newquay Drive, Abenbury Park, Wrexham, LL13 0JX

Price £190,000

A 3 bedroom semi detached home with driveway for up to 3 cars conveniently located on the outskirts of the city centre having the benefit of a local shop, schools and good road links to Wrexham, Chester and Whitchurch. The property has the benefit of gas fired central heating and Upvc double glazing and briefly comprises a Upvc part glazed entrance door opening to the hall with cloaks/w.c. off, well proportioned lounge with grey wood effect flooring and stairs to 1st floor landing, kitchen diner appointed with a stylish grey gloss range of base and wall cupboards and French doors to the rear garden. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a modern bathroom with shower over bath. To the front of the property is a paved path leading to the entrance door alongside a mainly lawned garden. The rear garden has been designed for low maintenance with a large porcelain paved patio for outdoor entertaining which is enclosed to provide a secure environment. Beyond the rear garden is the private drive providing parking for up to 3 cars. NO CHAIN. Leasehold.
Energy Rating - TBC

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, follow the road to the right and the house will be observed immediately on the right as you turn onto Newquay Drive. The driveway is to the rear of the property off Newport Close.

ON THE GROUND FLOOR
Upvc part glazed entrance door opening to:

HALLWAY
With grey wood effect flooring, radiator and upvc double glazed window.

CLOAKS/W.C
Appointed with a low flush w.c, wall hung wash basin with mixer tap, chrome heated towel rail, upvc double glazed window, part tiled walls and tiled flooring.

LOUNGE 15'5" x 14'5" (4.7m x 4.4m)
Continuation of the grey wood effect flooring, upvc double glazed window to front, stairs to first floor landing, two radiators and connecting door to:

KITCHEN/DINER 14'5" x 8'2" (4.4m x 2.5m)
Appointed with a stylish gloss grey fronted range of base and wall cupboards complimented by work surface areas incorporating a black single drainer sink unit with flexi mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, plumbing for dishwasher, four ring gas hob with angled extractor hood above, Valiant gas central heating boiler, radiator, part tiled walls, useful understairs storage cupboard, cutlery and pan drawers, grey wood effect laminate flooring, upvc double glazed French doors leading to the rear garden and radiator.

ON THE FIRST FLOOR
Approached via the staircase from the lounge to:

LANDING
With upvc double glazed window and ceiling hatch to roof space.

BEDROOM ONE 13'1" x 8'2" (4m x 2.5m)
Upvc double glazed window to front and radiator.

BEDROOM TWO 11'5" x 7'10" (3.5m x 2.4m)
Upvc double glazed window to rear and radiator.

BEDROOM THREE 9'10" x 5'6" (3m x 1.7m)
Upvc double glazed window to front, radiator and airing cupboard housing the hot water cylinder with shelving.

BATHROOM
Appointed with a white suite of low flush w.c with dual flush, wash basin set within vanity unit with waterfall style mixer tap, bath with waterfall style mixer tap, Drench style shower head above and splash screen, part tiled walls, part wipe clean wall panels to shower area, extractor fan and upvc double glazed window.

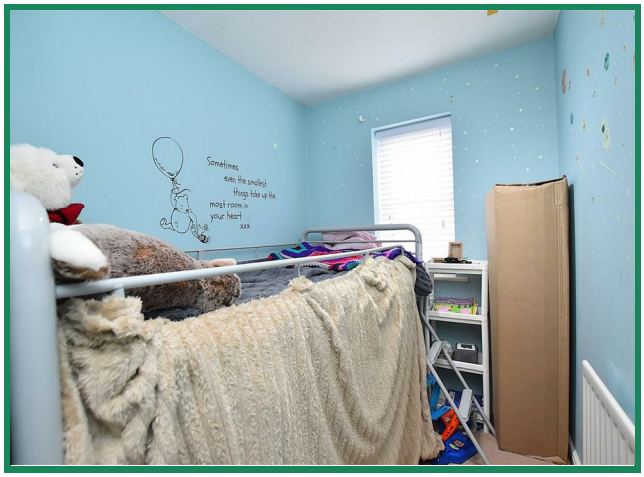
OUTSIDE
The property is approached via a path which leads to the entrance door alongside a mainly lawned front garden which extends to the side. A garden gate leads into the rear garden which has been designed for low maintenance to include a large Porcelain paved patio area, timber shed and cold water tap, all of which is enclosed to provide a safe family environment. To the rear of the garden there is private parking which could accommodate up to three cars.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

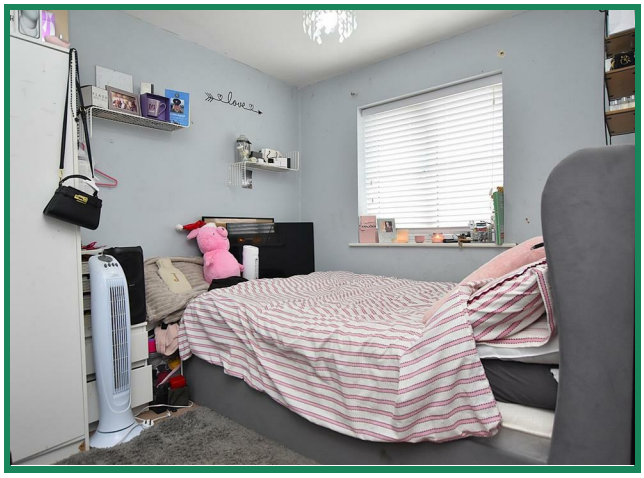




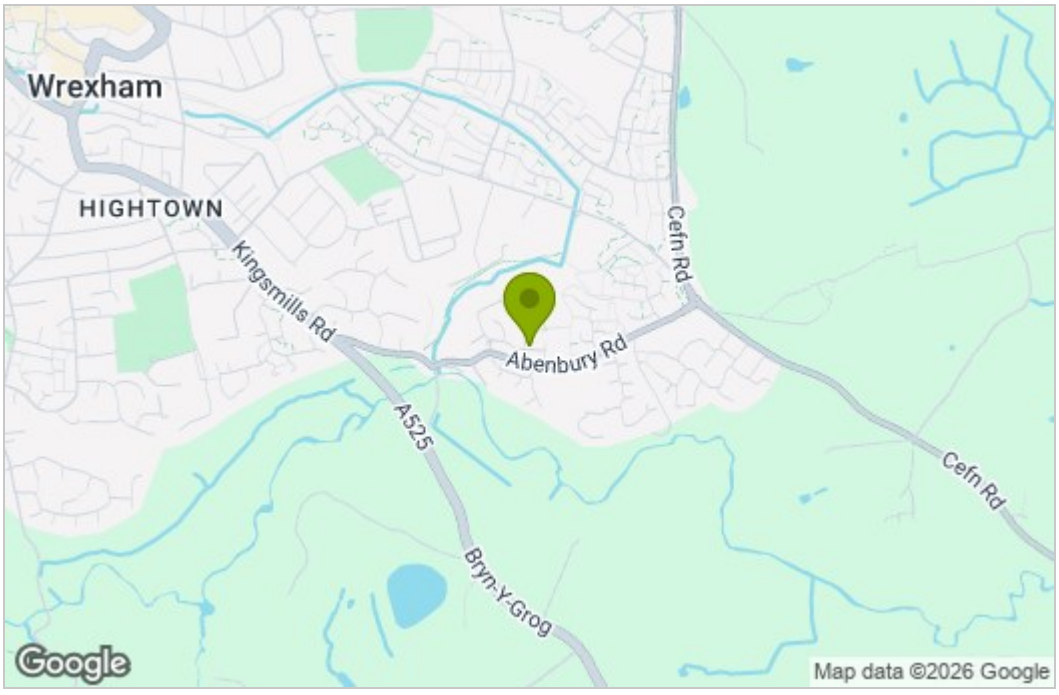




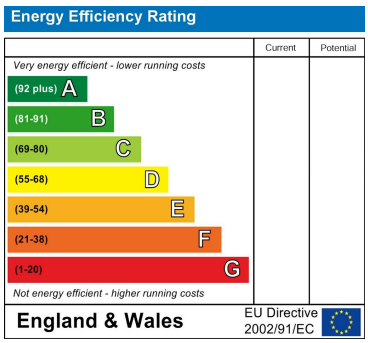




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk