



Goodwick Drive, Wrexham LL13 0JY

£190,000

An excellent opportunity to purchase a three bedroom detached property. In brief the accommodation comprises; lounge, kitchen/dining room, downstairs cloakroom, three bedrooms and bathroom to the first floor. Externally there is a part paved and part lawned rear garden and to the front is a tarmac driveway providing off road parking. . As for amenities and shopping, you'll be close to a good range of amenities. There is convenient road access to Tesco Extra and Lidl supermarkets for all your grocery needs. Shopaholics would love the proximity to Eagles Meadow Shopping Centre. Entertainment is also sorted with ODEON Wrexham Eagles Meadow movie theatre close-by. For dining out, enjoy a meal out at the popular pub/restaurant, The Fat Boar. This home strikes a beautiful balance of cosy modern home and convenience, all wrapped up in one package.

- A Three Bedroom Detached Property
- Lounge
- Off road parking
- Gas central heating and uPVC double glazing throughout
- Popular & Convenient Location
- Kitchen/Diner
- Rear Garden



Entrance hallway

With timber effect flooring, double glazed window to the side.

Downstairs cloakroom

With a low level w.c, hand basin with vanity unit under, double glazed window, tile effect flooring.

Lounge

4.72x 4.39 max (15'6" x 14'5" max)

Continuation of the timber effect flooring, attractive central fireplace with living flame gas fire, marble surround and hearth, timber mantle, double glazed window to the front, stairs to the first floor.

Kitchen/Dining room

4.39x 2.54 (14'5" x 8'4")

Fitted kitchen offering a range of matching wall, drawer and base units, built in electric oven, 4 ring gas hob with extractor fan over, plumbing for washing machine, space for fridge, tiled effect flooring, part tiled walls, double glazed window to the rear, French doors off to the rear garden, door to useful under stairs storage cupboard.

First Floor Landing

With a double glazed window to the side, access to loft space, carpeted flooring.

Bedroom One

4.04x 2.54 (13'3" x 8'4")

With a double glazed window to the rear, carpeted flooring.

Bedroom Two

3.28x 2.57 max (10'9" x 8'5" max)

With a double glazed window to the rear, carpeted flooring.

Bedroom Three

3.12x 1.78 max (10'3" x 5'10" max)

With a double glazed window to the front, carpeted flooring, door to airing cupboard.

Bathroom

1.68x 1.88 (5'6" x 6'2")

Fitted with a white suite of low level w.c, hand basin with vanity unit under and shelving, bath, part tiled walls, double glazed window, tiled effect flooring.

Rear Garden

Adjacent to the rear of the property is a flagged patio area leading on to a lawned garden with mature planted borders.

Front garden

To the front is a small lawned area with a tarmac driveway to the side providing off road parking for 2 cars.

Additional information

The property is leasehold and has a service charge of approx £93 per annum is chargeable.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are

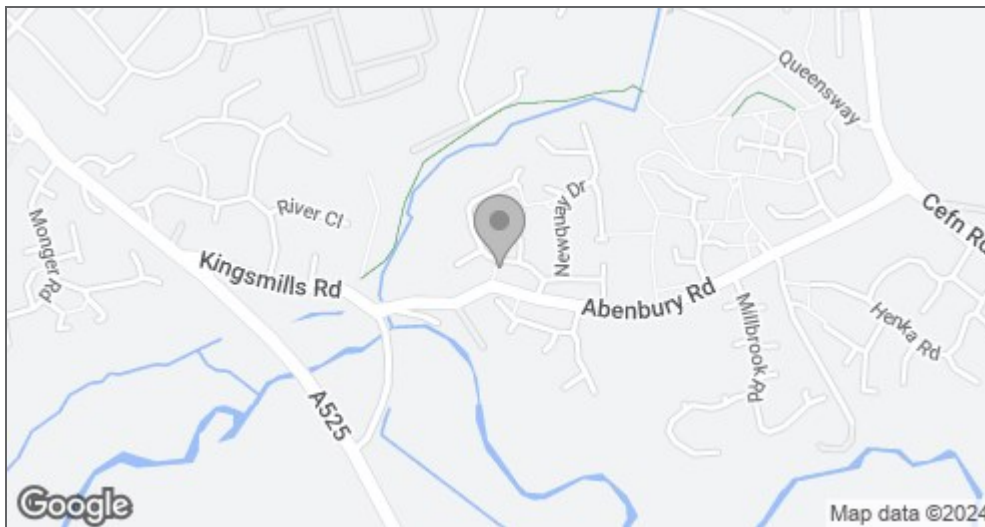


accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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