



Goodwick Drive, Wrexham LL13 0JY

£925

A beautifully presented three-bedroom semi-detached property situated on the sought-after Abenbury Park development, conveniently located close to Wrexham town centre and offering excellent access to Wrexham Industrial Estate. The property has recently been refreshed throughout, featuring newly painted magnolia walls, new grey carpet to the stairs and landing, and a new black carpet in the principal bedroom.

The accommodation comprises an entrance hall, downstairs W.C., spacious lounge, and a contemporary kitchen/dining room with access to the enclosed rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden and off-road parking for two cars directly in front of the house. Located within a popular residential area close to a range of local amenities, schools, and transport links, this excellent property offers an ideal home for professionals or families alike.

- Beautifully presented three-bedroom semi-detached home
- Master bedroom with newly fitted black carpet and ensuite
- Popular residential location close to Wrexham town centre
- Newly fitted grey carpet to stairs and landing
- Newly painted magnolia walls
- Kitchen/dining room & Spacious Lounge
- 2 off road parking spaces directly Infront of the property
- Gas central heating and Upvc double glazing
- Enclosed rear garden



Entrance hallway

Wood effect laminate flooring, window to side, doors to w.c and lounge.

Downstairs w.c

1.97 x 0.84 (6'5" x 2'9")

White w.c, hand wash basin set in vanity unit, vinyl flooring and window to front.

Lounge

5.38 x 4.43 max (17'7" x 14'6" max)

Wood effect laminate flooring, window to front, coving, door to kitchen/diner and stairs to first floor.

Kitchen/Diner

4.42 x 2.76 (14'6" x 9'0")

Range of painted white wood fronted wall drawer and base units with laminate worktop over, stainless sink/drain, electric oven, 4 ring gas hob, extractor, tiled splashback, window to rear, tile flooring, space under worktops for white goods, door to under stairs cupboard and French doors to rear.

Master Bedroom

4.18 x 2.58 max (13'8" x 8'5" max)

Carpeted flooring, window to front, door to en-suite.

En suite

2.56 x 1.38 max (8'4" x 4'6" max)

White hand wash basin set in vanity, w.c, shower cubicle, tiled flooring, tiled walls, chrome towel radiator and extractor.

Bedroom Two

3.13 x 2.45 (10'3" x 8'0")

Wood effect laminate flooring and window to rear.

Bedroom Three

2.65 x 1.76 (8'8" x 5'9")

Wood effect laminate and window to front.

Bathroom

1.74 x 1.88 (5'8" x 6'2")

White w.c, hand wash basin set in vanity unit, panel bath with shower over and screen, tiled splashback, vinyl flooring, window to rear and extractor.

Outside

To the front there is off road parking on a tarmac drive, lawn, path to front door and gate to rear garden. To the rear there is an enclosed garden with timber fencing to borders, astroturf adjacent to the house, patio and slate chipped area to rear and timber garden store.

Additional Information

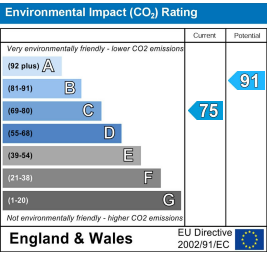
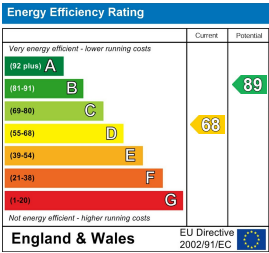
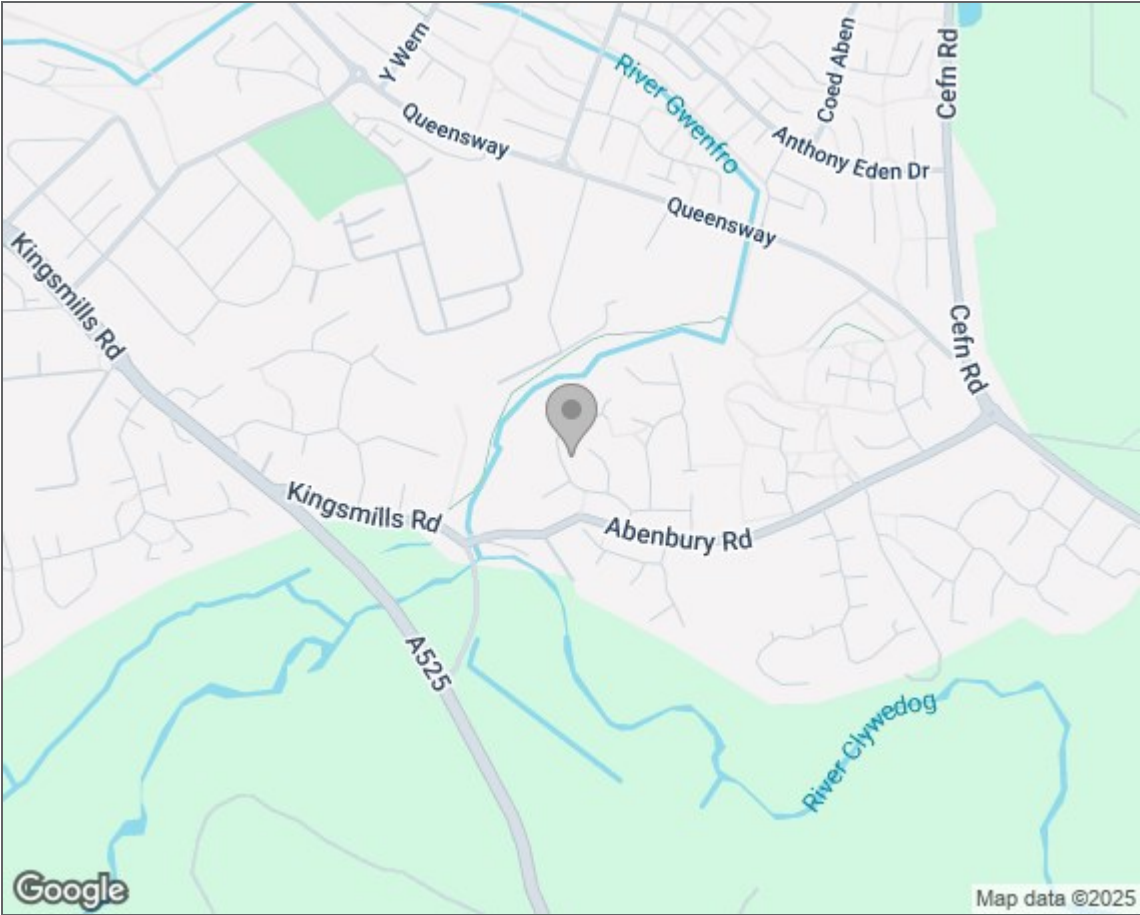
Gas central heating and Upvc double glazing.











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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

