



**3 Goodwood Grove, Abenbury Park, Wrexham, LL13 0LX**

**Price £177,000**

A well proportioned 3 bedroom ( 1 en-suite) semi detached house located on this popular residential development featuring an attractive bay window fronted design having the benefit of private driveway for 2 cars.

The accommodation briefly comprises an open fronted porch, entrance hall with stairs to 1st floor landing, cloaks/w.c., good sized lounge with double doors leading to the open plan kitchen dining room overlooking the rear garden with French doors, a range of fitted base and wall cupboards, gas combi boiler and useful understairs store cupboard. The 1st floor landing connects the 3 bedrooms and a bathroom. Bedroom 1 has an en-suite shower room. To the outside, the driveway leads alongside a lawned front garden whilst to the rear is further garden with patio, lawn and established trees. No Chain. Energy Rating - C (72)

## 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 is within walking distance and a bus service operates locally.

## 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 right turn onto Goodwood Grove and the property will be observed on the left.

## ON THE GROUND FLOOR

Canopy entrance porch with part glazed door opening to:

### HALLWAY

Having stairs to first floor landing, radiator and wood effect flooring.

### CLOAK/W.C

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

### LOUNGE 14'9" x 12'9" (4.5m x 3.9m)

Featuring a upvc double glazed walk-in bay window to front, wood style flooring, two radiators, marble fireplace, coving to ceiling and double part glazed doors opening to:

### KITCHEN/DINER 16'0" x 9'6" (4.9m x 2.9m)

A sociable entertaining space overlooking the rear garden with the kitchen area comprising a fitted range of base and wall cupboards with work surface areas incorporating a four ring electric hob with oven/grill below, stainless steel single drainer sink unit with upvc double glazed window above, plumbing for washing machine, space for fridge, part tiled walls, radiator, Vaillant gas combination boiler, understairs storage cupboard, upvc part glazed external door and upvc double glazed French doors opening to the rear garden from the dining area.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, upvc double glazed window and ceiling hatch to roof space.

### BEDROOM ONE 11'5" x 9'2" (3.5m x 2.8m)

Upvc double glazed window to front, radiator, wood style flooring and internal door opening to:

### EN-SUITE

Appointed with a low flush w.c, wash basin, shower enclosure with electric shower unit, part tiled walls and radiator.

### BEDROOM TWO 9'10" x 9'2" (3m x 2.8m)

Upvc double glazed window to rear, radiator and wood style flooring.

### BEDROOM THREE 8'10" x 6'2" (2.7m x 1.9m)

Upvc double glazed window to front, radiator and wood style flooring.

## BATHROOM

Appointed with a white suite of pedestal wash basin, low flush w.c, bath, part tiled walls, upvc double glazed window, extractor fan, radiator and shaver socket.

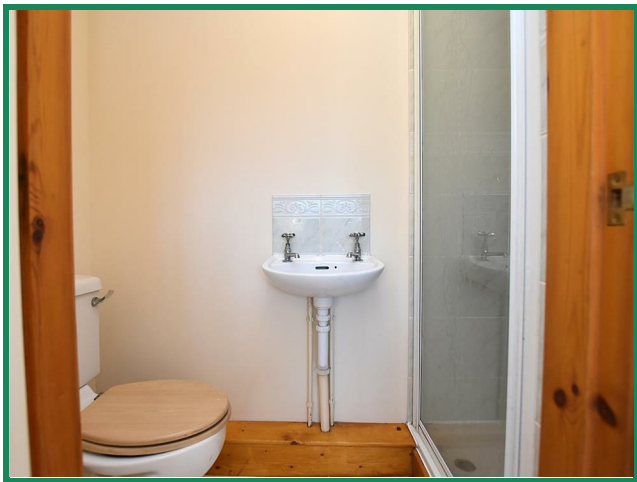
## OUTSIDE

The property is approached along a private driveway providing parking for two cars and front lawned garden. A side gate leads to the rear garden which enjoys a good degree of privacy and includes a paved patio, cold water tap and lawned area beyond.

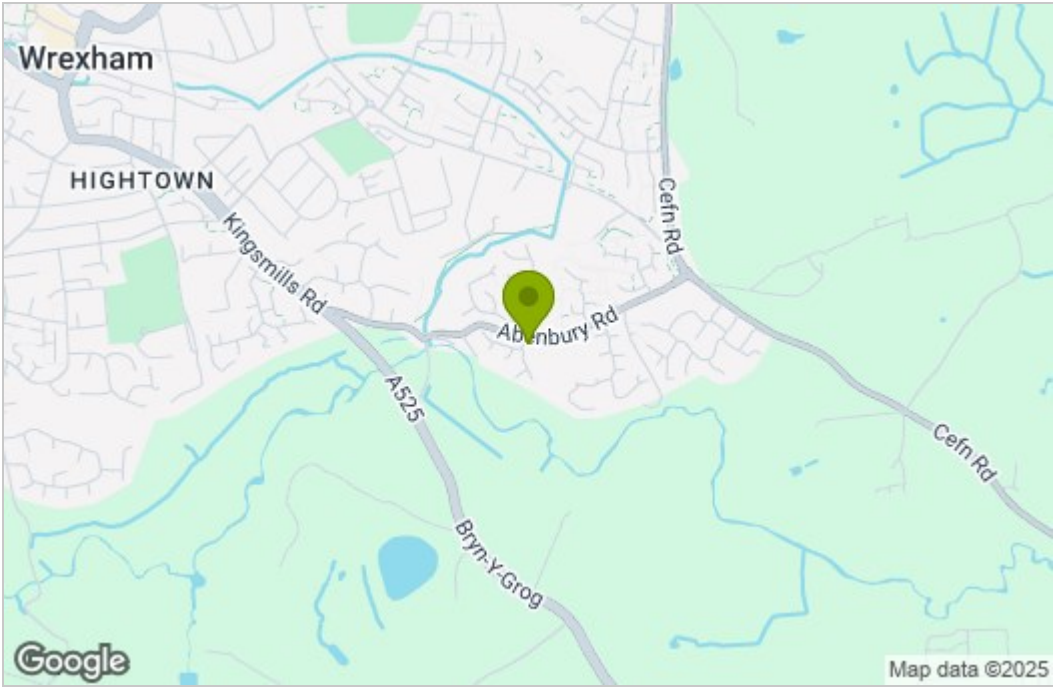
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

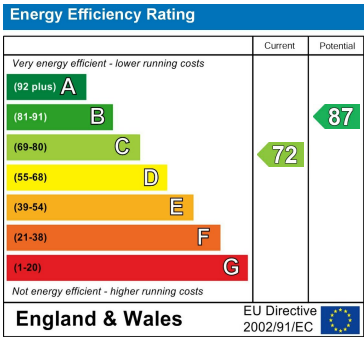




Area Map



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.