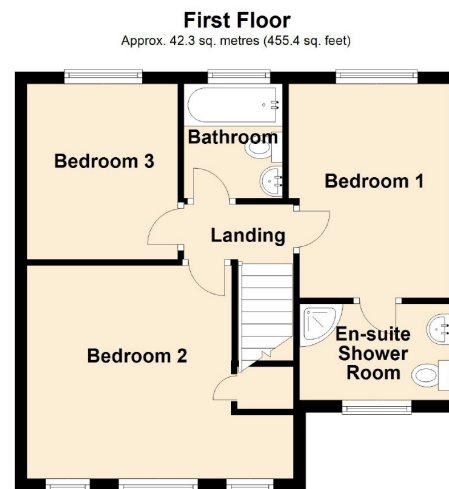
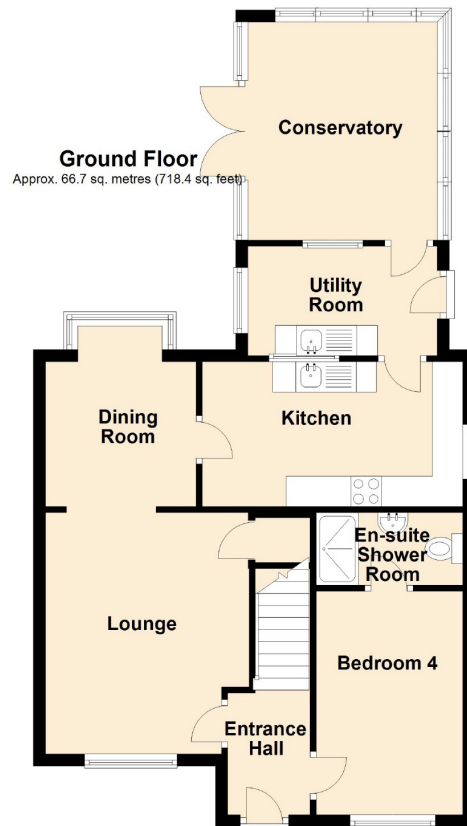


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Goodwick Drive, Abenbury Park, LL13 0JY

**Price** £250,000

Reference: 6276

Date: 24th September 2021

**TENURE** As advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION** Vacant possession will be given upon completion of the sale.

**SERVICES** Mains water, drainage, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required.

**OUTGOINGS** Council Tax Band details available from Wrexham County Borough Council.

**VIEWING** By appointment with the sole agents, Wingetts, 29 Holt Street, Wrexham Tel: 01978 353553.



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29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Fax : 01978 353264 Email : sales@wingetts.co.uk  
[www.wingetts.co.uk](http://www.wingetts.co.uk)



## Description

A spacious and extended 4 bedroom ( 2 en-suites ) detached home within this popular modern residential development on the outskirts of Wrexham having the benefit of a private rear garden with tree lined aspect. Briefly comprising a composite entrance door, hall with central staircase, lounge with useful under stairs store cupboard, archway through to the dining room with walk in box window overlooking the rear garden. Modern white gloss fitted kitchen with range cooker, utility and spacious conservatory enjoying a pleasant aspect over the garden. Bedroom 4 with an en-suite shower room is located on the ground floor, ideal for dependent relative or teenager. The 1st floor landing gives access to 3 further bedrooms with the main bedroom having an updated en-suite shower room. The family bathroom is appointed with a white suite. Externally, a double width drive provides parking for 2 cars with potential to extend. The rear garden is a particular feature that includes a paved patio area for outdoor entertaining and dining, lawned garden, timber decked patio, store shed and various flower beds. NO CHAIN. Energy Rating - C (73)

### LOCATION

The property is located within the Abenbury Park development on the outskirts of Wrexham town centre and yet within walking distance of Erddig National Trust Parkland. Wrexham Town 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 Town Centre follow the A525 Kingsmills Road through Hightown 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 first left hand turning into Abenbury Park, left again into Goodwick Drive. Continue through the development and number 57 will be observed on the left.

### ON THE GROUND FLOOR

Composite part glazed entrance door opens to:



### HALLWAY

Having tiled flooring, staircase to first floor landing, coving to ceiling, radiator and six panel door opening into the:

### LOUNGE 13'4 x 10'6 (4.06m x 3.20m)

Upvc double glazed window to front, coving to ceiling, electric fire in surround and useful understairs storage cupboard. An archway leads into the:

### DINING ROOM 8'2 x 8'0 (2.49m x 2.44m)

Upvc double glazed walk-in box window overlooking the rear patio, radiator and coving to ceiling.

### KITCHEN 14'1 x 8'0 (4.29m x 2.44m)

Appointed with a stylish range of white gloss handleless base and wall cupboards complimented by work surface areas incorporating a 1 ½ bowl sink unit, five burner range cooker with stainless steel extractor hood above, plumbing for dishwasher, plumbing for American style fridge freezer, tiled flooring, tiled walls, upvc double glazed window to side and internal window.

### UTILITY

Appointed with a range of base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, radiator, tiled walls, tiled flooring and part glazed external door.

### CONSERVATORY 12'7 x 10'6 (3.84m x 3.20m)

An excellent addition to the accommodation enjoying a pleasant aspect across the garden through upvc double glazed windows and French doors, tiled flooring, wall light point and insulated ceiling beneath a polycarbonate roof.



### BEDROOM FOUR 12'4 x 8'2 (3.76m x 2.49m)

Upvc double glazed window to front, radiator, coving to ceiling and six panel door that opens into the:

### EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, shower enclosure with mains thermostatic shower unit, heated towel rail, upvc double glazed window, extractor fan, coving to ceiling and fully tiled walls.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With ceiling hatch to roof space and panelled doors off to all rooms.

### BEDROOM ONE 12'0 x 10'0 (3.66m x 3.05m)

Upvc double glazed window to rear, coving to ceiling and radiator.



### EN-SUITE

Appointed with a modern white suite of corner shower cubicle with mains thermostatic shower, double ended wash basin and w.c set within white vanity unit, upvc double glazed window, chrome heated towel rail, coving to ceiling, extractor fan and partial wipe clean wall panels.

### BEDROOM TWO 11'7 x 10'6 (3.53m x 3.20m)

Three upvc double glazed windows, coving to ceiling, radiator and airing cupboard housing the hot water cylinder with slatted shelving.



### BEDROOM THREE 9'9 x 6'6 (2.97m x 1.98m)

Upvc double glazed window, coving to ceiling and radiator.

### FAMILY BATHROOM 6'7 x 5'5 (2.01m x 1.65m)

Appointed with a white suite of twin grip panelled bath with mixer tap and hand held shower take-off, low flush w.c, wash basin with vanity cupboard below, radiator, upvc double glazed window, coving to ceiling, shaver point and part tiled walls to splashback areas.



### OUTSIDE

The property is approached via a double width driveway providing parking for two cars alongside a lawned garden which could be redesigned for additional parking if required. External power socket. A gated path gives access to the rear garden which is a particular feature of the property enjoying a good degree of privacy. A paved patio provides ideal entertaining space and there is also a useful store shed. A garden gate gives access to the lawned garden which also includes a timber decked patio and flowerbeds.

