

Town & Country

Estate & Letting Agents

Goodwood Grove, Wrexham

£160,000



Situated within a cul-de-sac of similar homes, this modern two-bedroom semi-detached property benefits from UPVC double glazing and gas central heating. The accommodation comprises an entrance hall with cloakroom WC, a kitchen, and a living room with French doors opening onto the rear garden. The first-floor landing provides access to the family bathroom and two double bedrooms, the principal of which benefits from an ensuite. Externally, the property offers a golden gravel and shrub front garden, a driveway providing ample off-road parking, and a timber side gate leading to the rear garden, which is mainly laid to lawn and enjoys a south-westerly aspect.

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DESCRIPTION

This modern two-bedroom semi-detached home is tucked away in a quiet cul-de-sac. It features a bright living room with French doors leading to a sunny, south-west facing garden, a stylish kitchen with built-in appliances, and a handy downstairs toilet. Upstairs, there are two good-sized bedrooms – one with its own ensuite – and a family bathroom. Outside, there's a pretty front garden, off-road parking, and side access to the rear garden. The home also benefits from double glazing and gas central heating.

LOCATION

Located just minutes from Wrexham city centre, the area offers shops, restaurants, supermarkets, and frequent bus services into town. The location is conveniently located yet quiet, with essential amenities nearby such as pubs and shops.



EXTERNALLY

To the front of the property is a golden gravel and shrub garden with a paved pathway leading to the front door, alongside which is an external courtesy light. To the left-hand side of the property is a driveway providing off-road parking. A UPVC opaque double-glazed door with a canopy and overhead light offers side access to the kitchen. A timber gate opens into the rear garden.

ENTRANCE HALL

A double-glazed opaque front door opens into the entrance hall, which features woodgrain-effect laminate flooring, a radiator, and stairs with a banister and spindle balustrade rising

to the first-floor accommodation. A storage cupboard sits beneath the stairs, and timber panel doors provide access to the cloakroom WC, kitchen, and living room.



CLOAKROOM WC

5'6" x 2'4"

Fitted with a ceramic tile floor, a radiator, and an opaque window to the front elevation, this cloakroom includes a low-level WC and a wash hand basin.



KITCHEN

13'7" x 7'10"

With ceramic tile flooring, a radiator, and a window facing the front elevation, the kitchen also features a UPVC opaque double-glazed door opening to the side of the property. The kitchen is fitted with light woodgrain-effect wall, base, and drawer units complemented by stainless steel handles and work surfaces. These house a stainless steel single-drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a double oven, hob, and extractor hood. There is also space and plumbing for a washing machine.



LIVING ROOM

14'4" x 10'1"

Continuing from the entrance hall, the living room features woodgrain-effect laminate flooring, a radiator, a window facing the rear elevation, and UPVC double-glazed French doors opening to the rear garden.

REAR GARDEN

The rear garden enjoys a sunny south-westerly aspect and features paved and gravel pathways, a lawned area, shrub borders, and a timber shed.

FIRST FLOOR LANDING

With a continuation of the banister and spindle balustrade from the entrance hall, the landing provides access to the loft via a retractable ladder. Panel doors lead to the bathroom and both double bedrooms.



BEDROOM ONE

10'9" x 9'8"

A window faces the front elevation with a radiator below. An internal panel door opens to the ensuite.



ENSUITE SHOWER ROOM

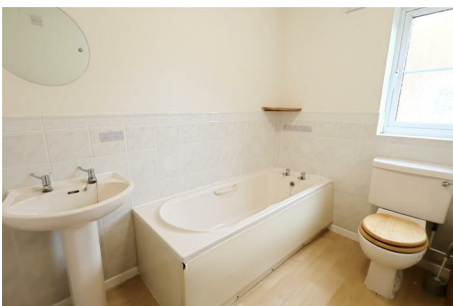
Fitted with a separate shower enclosure with wall-mounted electric shower, a vanity unit with inset wash hand basin and tiled splashback, a radiator, and a ceiling-mounted extractor fan.



BEDROOM TWO

14'4" x 8'3"

With woodgrain-effect laminate flooring, a radiator, and two windows facing the rear elevation.



BATHROOM

7'8" x 5'7"

Fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin, and low-level WC. The room also features partially tiled walls,

woodgrain-effect laminate flooring, an opaque window to the side elevation, and an extractor fan.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

To Make an Offer (Wrexham)

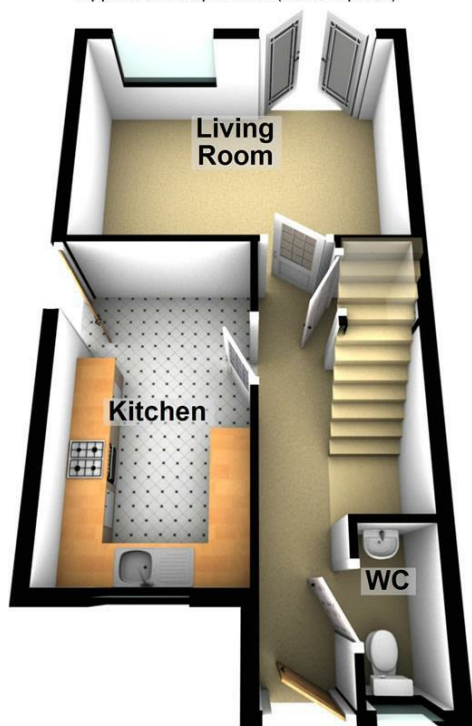
If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 71.7 sq. metres (771.8 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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