



35

| Wrexham | | LL13 0JY

£210,0

# 35

Wrexham | LL13 0JY

Located in the Popular residential area of Goodwick Drive, Wrexham, this beautifully presented Three-Bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering the hallway a door welcomes you into a spacious reception room that provides an ideal space for relaxation and entertaining guests.

The property boasts Three well-proportioned bedrooms, ensuring ample space for family living or accommodating guests. With Two modern bathrooms, morning routines will be a breeze, providing both functionality and privacy for all residents.

Outside, the house features off-road parking for two vehicles, a valuable asset in this popular neighbourhood. The good-sized garden to the rear is perfect for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

This charming home is not only beautifully presented but also situated in a vibrant community, making it an excellent choice for families or anyone looking to settle in a welcoming area. With its appealing features and prime location, this property is sure to attract interest. Don't miss the opportunity to make this delightful house your new home.

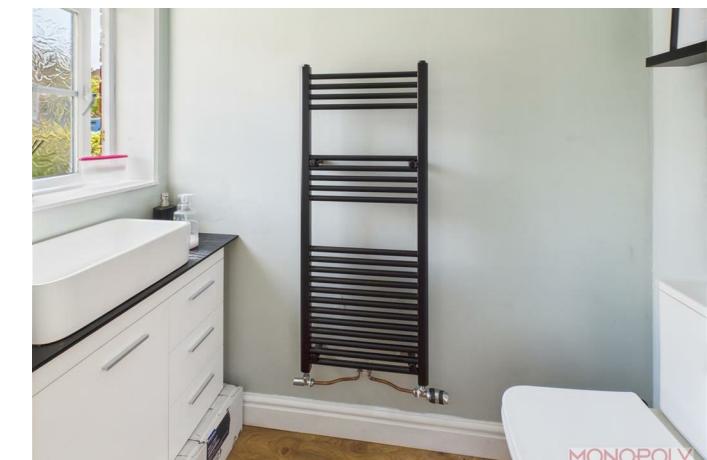
- THREE BEDROOM
- SEMI DETACHED HOUSE
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- EN SUITE SHOWER ROOM
- GOOD SIZED GARDEN TO THE REAR
- UPVC DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM



MONOPOLY



MONOPOLY



MONOPOLY

#### ACCOMMODATION TO GROUND FLOOR

The property is accessed via a composite double glazed and frosted door which give access to the entrance hallway.

#### ENTRANCE HALLWAY

With laminate flooring, radiator door leading into the lounge.

#### DOWNSTAIRS CLOAKROOM

Comprising of dual flush low level w.c., wash hand basin set in a vanity unit, ladder style radiator/towel rail, UPVC Double glazed and frosted window to the front.

#### LOUNGE

Superbly presented with a UPVC Double glazed window to the front, with radiator beneath, wood effect laminate flooring, media wall with inset electric fire, door off to inner hallway.

#### KITCHEN/ DINER

Fitted with a range of matching wall, drawer and base units with complementary marble effect worktop surfaces with sink and drainer unit with mixer tap, built in Five ring gas hob, with extractor hood above, double electric oven/grill, plumbing for a washing machine, plumbing for a dishwasher, Integral fridge/freezer, tiled flooring, understairs cupboard, UPVC Double glazed window to the rear, UPVC Double glazed French Style doors off to the rear garden.

#### INNER HALLWAY

With staircase rising off to the first floor accommodation, laminate flooring, storage cupboard.

#### FIRST FLOOR LANDING

With access to the loft space which is full boarded, UPVC Double glazed window to the side, carpeted flooring, cupboard housing central heating boiler

#### BEDROOM ONE

With UPVC Double glazed window to the front, built in wardrobes, radiator, carpeted flooring, door to the en-suite shower room

#### EN SUITE SHOWER ROOM

Comprising of shower cubicle, dual flush low level w.c., pedestal wash hand basin, ladder style radiator/towel rail, vinyl flooring

#### BEDROOM TWO

With UPVC Double glazed window to the rear, with radiator beneath, carpeted flooring.

#### BEDROOM THREE

With UPVC Double glazed window to the front, radiator, laminate flooring.

#### FAMILY BATHROOM

Comprising of a panel enclosed bath, dual flush low level w.c., pedestal wash hand basin, Chrome ladder style radiator/towel rail, extractor fan, UPVC Double glazed and frosted window to the rear.

#### OUTSIDE TO THE FRONT

With off road parking for two vehicles, lawned garden and paved pathway which also leads to the side and rear garden.

#### OUTSIDE TO THE REAR

There are two paved patio/ sitting areas, garden laid to lawn, the garden is made private with panel enclosed fencing to boundaries and an outside tap.

#### IMPORTANT INFORMATION

**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.

#### MORTGAGES

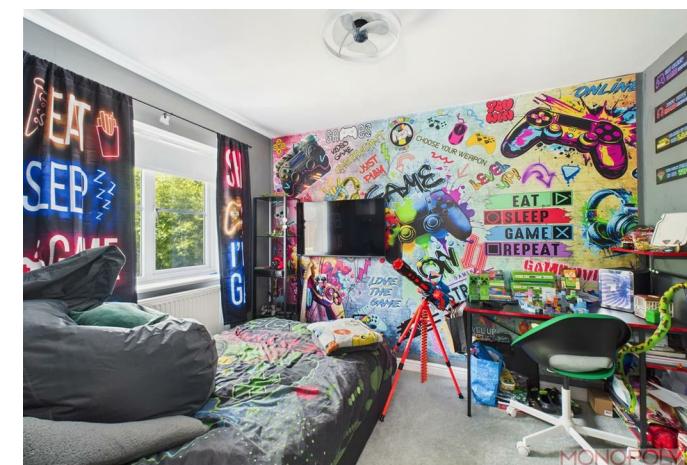
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

#### ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.







#### 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.

Energy Efficiency Rating		
	Current	Provision
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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT