



### 3 Roft Close, Wrexham, LL11 4QW

**O.I.R.O £220,000**

Nestled in the charming area of Roft Close, Gwersyllt, Wrexham, this delightful three-bedroom property offers a wonderful opportunity for families and individuals alike. The location is ideal, providing a peaceful suburban atmosphere while still being conveniently close to local amenities and transport links.

The property boasts three well-proportioned bedrooms, perfect for accommodating a growing family or providing ample space for guests. Each room is designed to offer comfort and versatility, allowing for personalisation to suit your lifestyle.

Gwersyllt is known for its friendly community and access to beautiful green spaces, making it an excellent choice for those who enjoy outdoor activities. The nearby amenities include shops, schools, and recreational facilities, ensuring that all your daily needs are met within easy reach.

This property presents a fantastic opportunity to create a warm and welcoming home in a sought-after area. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to explore what this lovely home has to offer.

### Entrance Hallway

Tiled floor, Radiator, Light fitting, Electric consumer unit, Stairs rising and doors off to:

### Living Room 16'9" x 11'1" (5.11 x 3.39m)



Carpet to floor, UPVC double glazed windows to side and rear elevations and French doors to the rear garden. Light fitting, radiator and understairs storage cupboard.

### Kitchen 11'2" x 8'4" (3.41 x 2.56m)



Tiled floor and splashback, UPVC double glazed windows to front and side elevations. A range of base, wall and drawer units with complimentary worktop over, inset stainless steel 11/2 bowl sink. Space for slot in cooker with extractor over, space and plumbing for washing machine, space for tumble dryer and fridge freezer. Radiator & Light fitting.

### Garage Room 11'8" x 7'10" (3.58 x 2.41m)



Carpet to floor, Light fitting, Radiator and wall mounted Gas combi boiler.

### Stairs / Landing

Carpet to floor, Access to attic, Socket, Light fitting and doors off to:

### Bedroom 1 11'3" x 11'4" (3.43 x 3.47m)



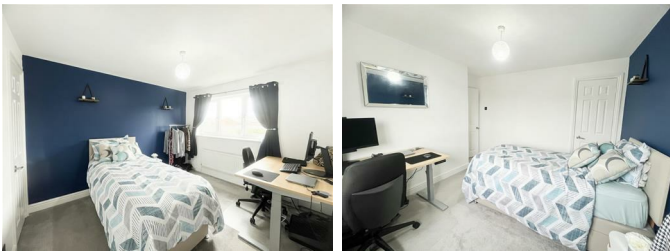
Carpet to floor, UPVC double glazed windows to front and side elevations, 2x Built in cupboards, radiator & light fitting.

### Family Bathroom 5'2" x 8'1" (1.59 x 2.47m)



Vinyl Floor, part tiled walls, UPVC double glazed windows to front elevation, panelled bath with thermostatic shower over, close coupled WC and pedestal basin. Heated towel rail, light fitting and shaver point.

### Bedroom 2 11'3" x 9'8" (3.45 x 2.96m)



Carpet to floor, UPVC double glazed windows to rear elevation, Built in cupboard, radiator & light fitting.

### Bedroom 3 6'9" x 8'1" (2.06 x 2.48m)



Carpet to floor, UPVC double glazed windows to rear elevation, radiator & light fitting.

### Externally

#### Front

To the front of the property is a lawned area with

a driveway and a path leading to the rear of the property.

Personal door to the garage storage area.

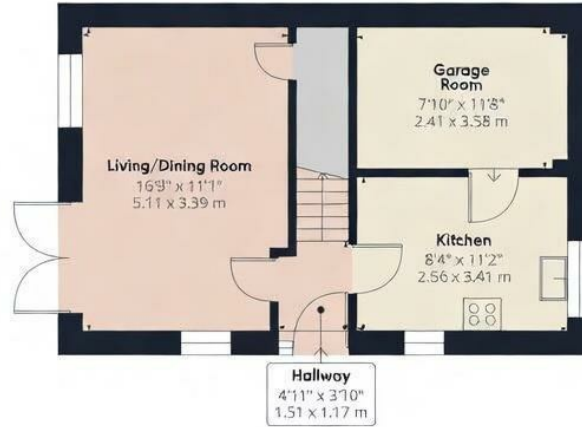
#### Rear



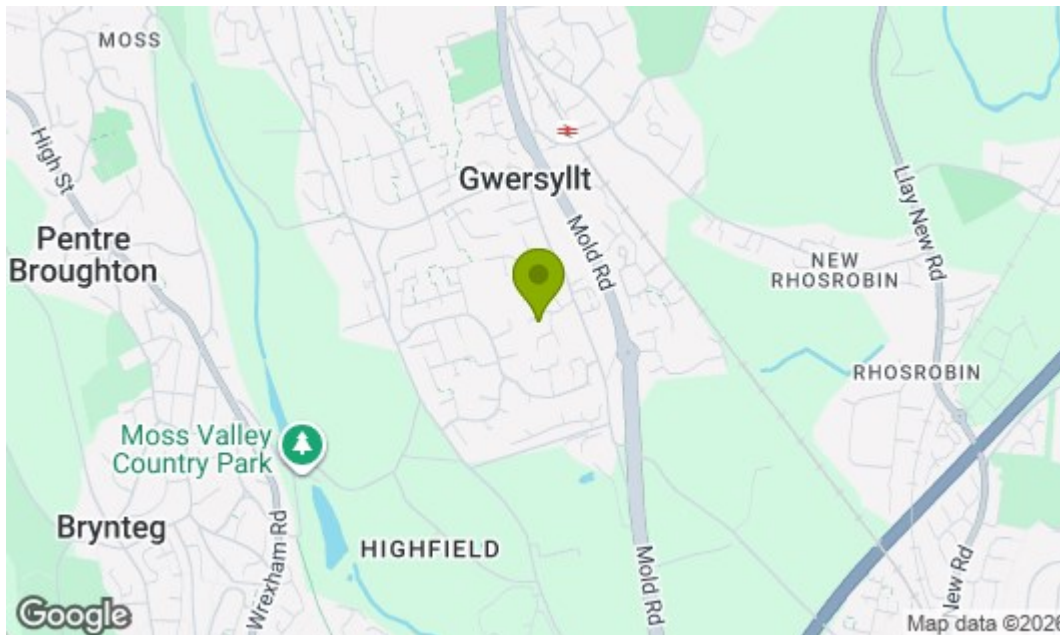
The enclosed private rear garden is mainly laid to lawn with patio areas and slate borders. There is external sockets and an outdoor tap.



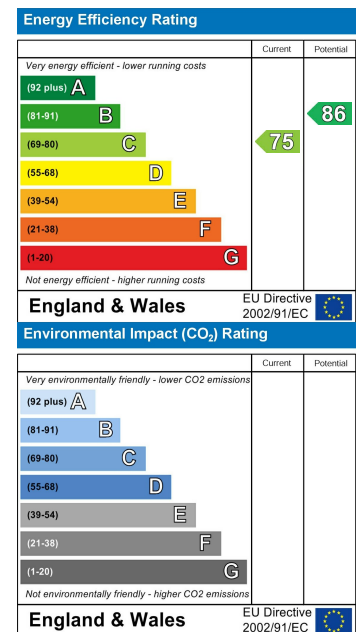
## Floor Plan



## Area Map



## Energy Efficiency Graph



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