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Wrexham | LL11 4QW

Offers In Excess Of £220,000

MONOPOLY
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MONOPOLY
REAL ESTATE

3

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Situated in a quiet cul-de-sac within the popular residential area of Gwersyllt, this three-bedroom semi-detached family home is offered for sale with the added benefit of no onward chain. In brief, the ground floor comprises an entrance hall, a spacious open-plan living and dining area, and a fitted kitchen with access to a useful garage room, currently utilised as an office/gaming room.

To the first floor, a landing leads to two double bedrooms with built-in storage, a generous third bedroom and a family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking, alongside a lawned garden and access to the front section of the garage. A pathway runs alongside the property, leading to the rear garden which features a paved patio area, a lawned garden and decorative slate chippings, with fencing and hedging to the boundaries offering privacy and security. Roff Close is a peaceful cul-de-sac location within Gwersyllt, with a wide range of local amenities within walking distance including shops, schools, public houses and medical centres. The area also offers excellent transport links, with Wrexham and Mold close by and convenient access to the A483 bypass, providing routes to Chester, Oswestry and further afield.

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE/DINING ROOM WITH FRENCH DOORS TO GARDEN
- ENTRANCE HALL
- KITCHEN WITH DOOR TO INTEGRAL GARAGE ROOM
- GENEROUS BEDROOMS WITH STORAGE
- MODERN BATHROOM
- GARDENS TO FRONT AND REAR
- DRIVEWAY
- NO ONWARD CHAIN
- SOUGHT AFTER CUL-DE-SAC LOCATION



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Entrance Hall

UPVC double glazed frosted door leads into entrance hallway with tiled flooring, ceiling light point, panelled radiator, stairs rising to first floor and door into reception rooms.

Living/Dining Room

Two uPVC double glazed windows to the rear and side elevation along with uPVC double glazed French doors to rear garden area. Under-stairs storage with shelving. Carpet flooring, two panelled radiators and ceiling light point.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Space for all appliances including electric cooker with extractor over, fridge-freezer, washing machine and tumble dryer. 1.5 stainless steel sink unit with mixer tap over. Tiled floor, panelled radiator, ceiling light point and two uPVC double glazed windows to the front and side elevation. Door leading into garage room.

Garage Room

Part of the garage has been boarded and is presently used as a storage/office space. Carpet flooring, panelled radiator, power sockets, ceiling light point and wall-mounted combination boiler.

Landing Area

Access to loft, carpet flooring, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Two built in storage cupboards with rails and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Built in storage cupboard with rails and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand basin and a panelled bath with mains shower over. Vinyl flooring, tiled walls, chrome heated towel rail, shave point, ceiling light point and uPVC double glazed frosted window to the front.

Front Store

Door leading to a storage area at the front of the garage. Can easily be converted back to a full garage.

Outside

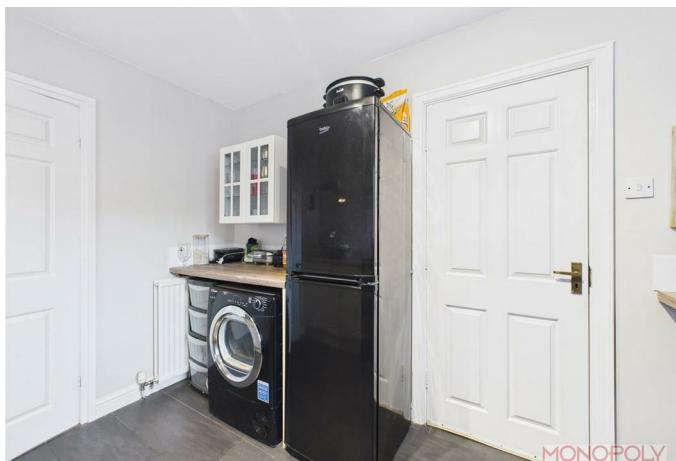
To the front there is a driveway and lawn area with space for two vehicles. A pathway runs alongside the home with the side entrance door and timber gate leading to the rear. The rear garden area is thoughtfully landscaped and comprises a paved patio area, lawned garden and slate chippings. Additionally there is a tap and power sockets. To the border fence panels and hedging allow security and privacy.

Additional Information

Prior to the owner moving in the garage was separated into an internal room presently used as a games room/office. with the front of the garage remaining as a store. This can easily be converted back to a full garage by removing the divide. The combination boiler has recently been serviced.

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.



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MONEY LAUNDERING REGULATIONS 2003

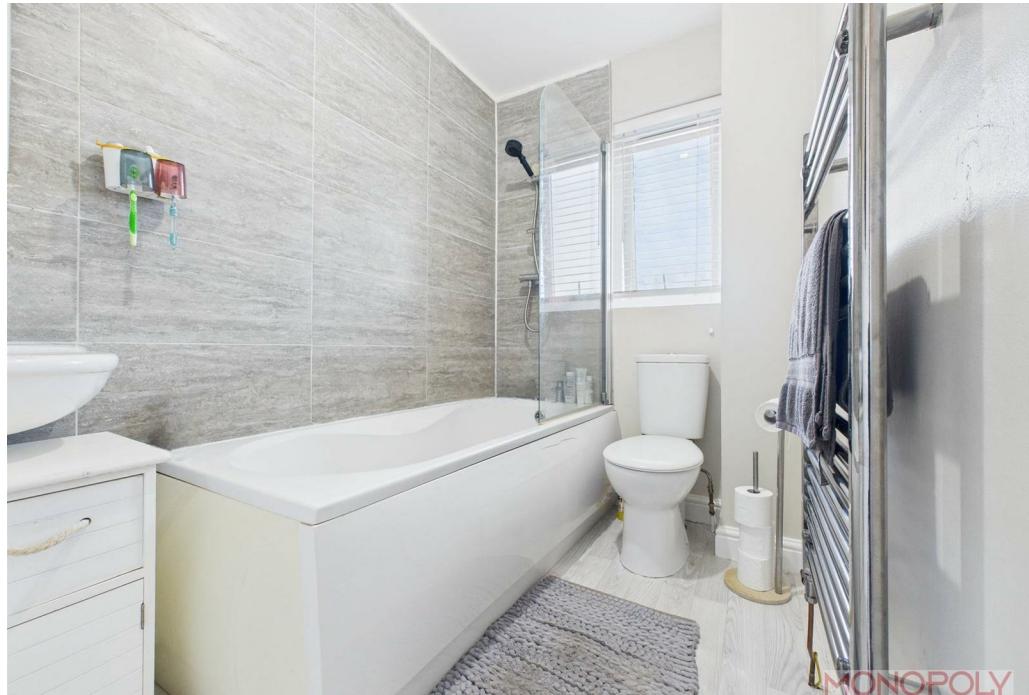
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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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