



Constables
SALES & LETTINGS

The Old Stores Site Rhes-Y-Cae

£410,000



Exclusive New Development | Four Detached Homes | High Specification | Energy Efficient | Village Setting | Viewing Strictly By Appointment

Constables are delighted to present this exceptional three bedroom semi-detached family home, one of just four individually designed properties forming an exclusive development in the highly sought after village of Rhes-y-Cae.

Currently under construction, these impressive homes have been thoughtfully designed for modern family living, combining generous accommodation with high quality finishes and outstanding energy efficiency. The ground floor is centred around a superb open plan kitchen, dining and family space, complemented by a separate lounge, a versatile additional reception room ideal as a home office, playroom or snug, a practical utility room and a ground floor WC. To the first floor are three well-proportioned bedrooms and to the second floor there are three bedrooms and a bathroom.

Finished to an excellent specification, each home benefits from an air source heat pump, integrated solar panels, underfloor heating throughout the ground floor, enhanced insulation, an EV charging point and a range of quality Bosch integrated appliances.

Positioned within a quiet cul-de-sac, the development enjoys a peaceful semi-rural setting surrounded by open countryside, whilst remaining just a short drive from the A55, providing excellent commuter links to Chester, Liverpool, Manchester and North Wales.

Externally, the property benefits from a private driveway providing off-road parking and an enclosed rear garden, completing what promises to be a superb family home in one of the area's most desirable village locations.



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- Exclusive development of just four detached homes.
- Stunning Rural Location
- Rolling Countryside
- Viewings Strictly By Appointment
- Council Tax Band TBC
- CGI Images and Photos of other Properties on site used

Entrance Hall

W.C

Living Room

Play Room / Study

Kitchen / Diner / Snug

Utility Room

First Floor

Master Bedroom

En-Suite

Second Bedroom

En-Suite

Third Bedroom

Fourth Bedroom

Fifth Bedroom

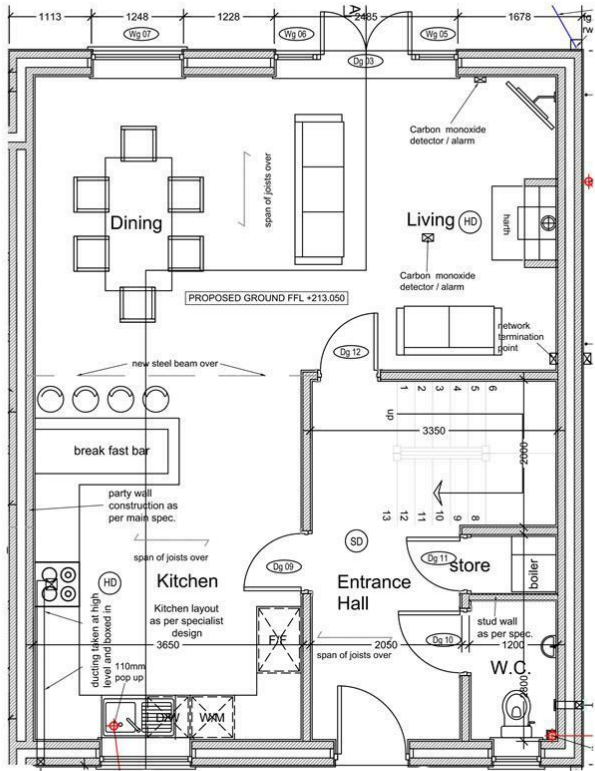
Family Bathroom



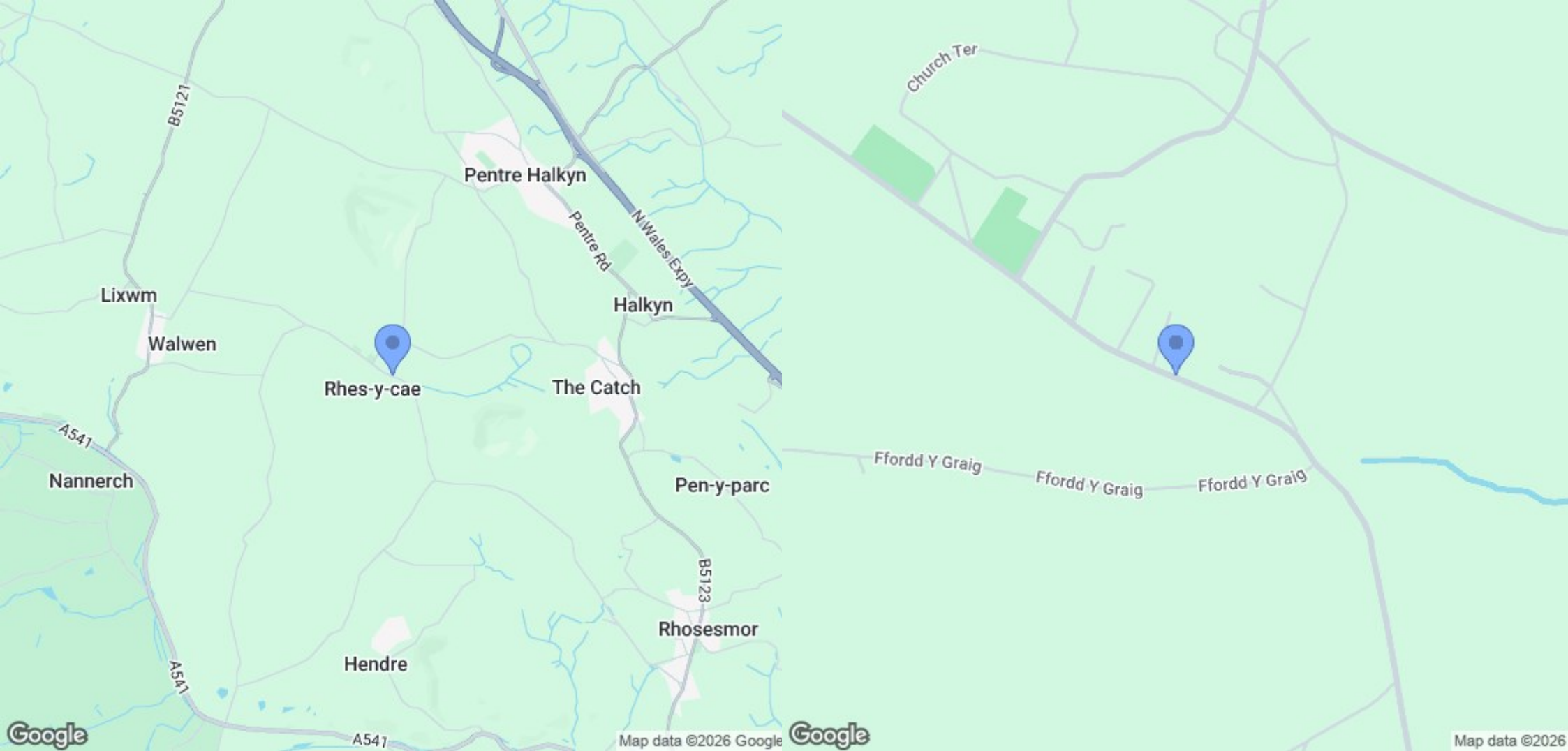


EPC & Floor Plan

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	



PLOT 8



Location Map

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