



## Llys Y Coed, Wrexham LL11 2EZ

### £336,995

5\* HBF BUILDERS CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE STRATFORD, PLOT 3 SHOWHOME AVAILABLE! READY FOR OCCUPATION WINTER/SPRING 25/25. UPGRADES INCLUDED! Welcome to The Stratford by Castle Green Homes at Llys y Coed, Rhosrobin — a beautifully crafted home where smart design meets everyday comfort. Step inside to find a spacious lounge perfect for relaxing or entertaining, leading to a bright open-plan kitchen and dining area. French doors open onto the garden, flooding the space with natural light and creating an inviting spot for family life and outdoor enjoyment.

Practical features such as a downstairs cloakroom and a single garage add convenience and functionality to the home. Upstairs, the main bedroom offers a peaceful retreat complete with a stylish en-suite, while two further bedrooms and a modern family bathroom provide flexibility and space for the whole family.

Designed with modern living in mind, The Stratford blends style and practicality to create a home that perfectly suits contemporary family life in the peaceful setting of Llys y Coed, Rhosrobin.

- Energy efficient
- Integrated single garage
- Easy Move Scheme — estate agent fees covered T&Cs apply
- Digitally customise your new home with Willow, by Castle Green
- Part Exchange Available. T&C's Apply
- Open-plan kitchen and dining room
- Downstairs cloaks
- 10-Year NHBC Warranty
- 5\* HBF customer satisfaction



## Location

Llys Y Coed by Castle Green Homes offers a collection of beautiful new homes in the peaceful village of Rhosrobin, just minutes from Wrexham City Centre. Surrounded by stunning Welsh mountains and the scenic lower Dee Valley, this development combines countryside tranquillity with easy access to independent shops, cafés, restaurants, and well-regarded local schools—perfect for families.

With excellent transport links to Wrexham, Chester, and the North Wales coast, Llys Y Coed is ideal for commuters seeking a peaceful home close to major amenities. Outdoor enthusiasts will also love the nearby walking and cycling trails, making this a wonderful place to live for all lifestyles.

## ROOM DIMENSIONS

Kitchen/Dining - 7.00m x 2.68m / 23' x 8'10"

Lounge - 5.27m x 3.60m / 17'3" x 11'10"

Cloaks - 1.50m x 1.05m / 4'11" x 3'5"

Bedroom 1 - 6.39m x 3.09m / 21' x 10'2"

En-suite - 2.57m x 1.22m / 8'5" x 4'

Bedroom 2 - 3.34m x 2.75m / 10'11" x 9'

Bedroom 3 - 3.05m x 2.76m / 10' x 9'1"

Bathroom - 2.09m x 1.98m / 6'10" x 6'6"

## IMPORTANT INFORMATION

UPGRADED FURNITURE & SOFT FURNISHINGS, BESPOKE JOINERY, LANDSCAPED GARDEN.

NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS

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.

## Customise your Home Digitally with Willow

Exclusive to Castle Green Homes, Willow—Your Digital New Home Assistant—redefines the homebuying experience. With Willow, customising your new home is at your fingertips. Through its digital twin technology, you can personalise every aspect of your home virtually, from fixtures and finishes to other key details, all through our interactive configurators.

Not sure which house type is best for you and your family? Willow's comparison tool makes it simple to find the perfect match. Forget about paper printouts and misplaced documents—Willow securely stores all of your important files, offering you peace of mind.

Communication has never been easier. Willow streamlines your interactions with our team, from consulting with our sales advisors to post-completion support. With the ability to precisely pinpoint snags and an integrated calendar system, booking appointments with our customer care team is effortless. Everything is managed





seamlessly in one place, so nothing is ever missed.  
With Castle Green Homes, you're not just buying a  
home—you're creating one, with Willow by your  
side.











- furniture
- Smooth skimmed ceilings
- White satin internal mouldings

- TV point to lounge (where applicable)
- White electrical sockets and pendant light fittings
- USB socket (kitchen and primary bedroom only)

#### Exterior Features

- Sealed double glazed white PVC-U windows, with french windows fitted
- Front door - GRP pre finished door in a solid colour externally and white internally
- Rear door - GRP door finished in white
- External light to front entrance
- Steel up and over garage door painted to match front door (where applicable)
- Patio & pathways to be concrete paving flags (as per working drawing)
- 1.8m timber close boarded fence to side and rear
- Turf and landscaping to front garden (refer to landscape layout)
- Rear garden to be top soil
- Driveways to be blocked paved
- All shared drives and parking courts to be tarmac

#### Energy Saving Features

- Energy efficient gas central heating, zone controlled
- 100% Low energy light fittings throughout
- 400mm (min) thick roof insulation
- All homes are built Timber Frame construction for energy efficiency

#### Kitchen & Utility Features

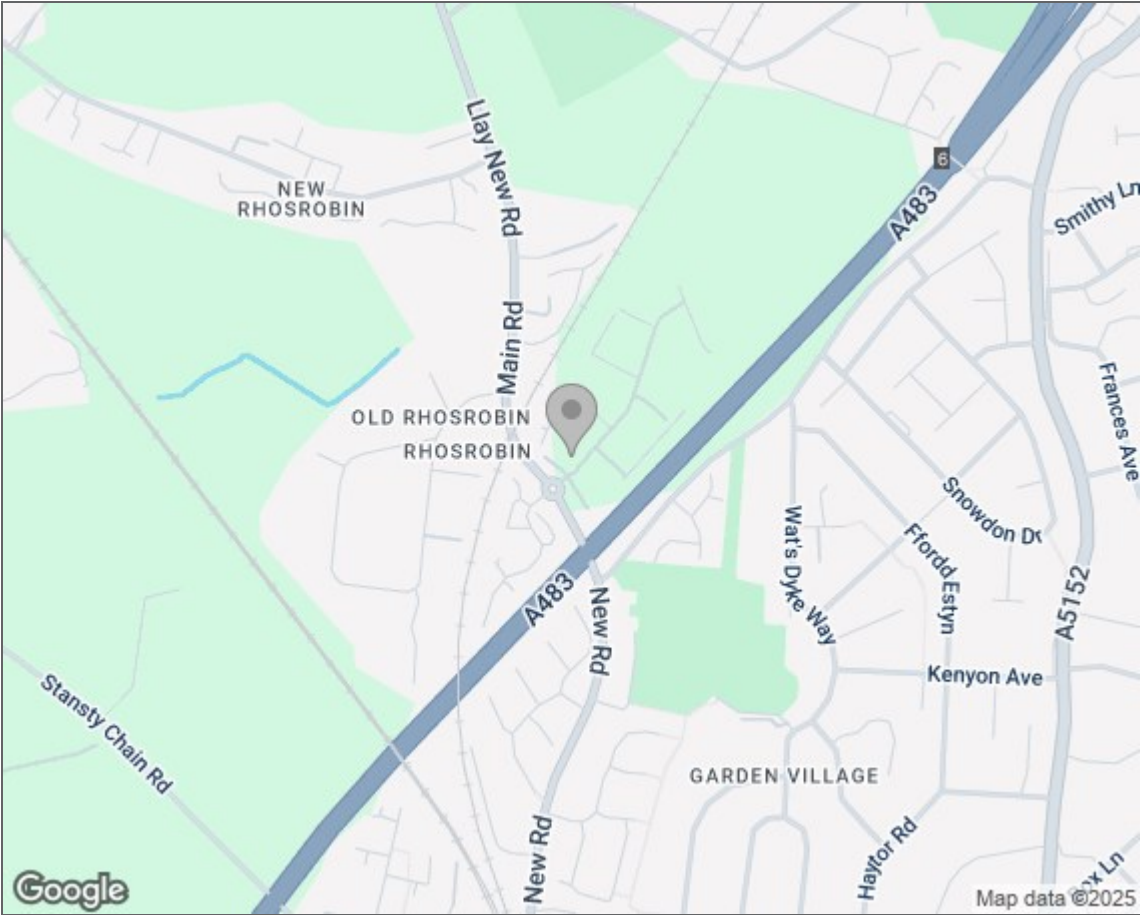
- Choice of kitchen from Panorama Kitchens
- Choice of co-ordinating laminate worktops
- Stainless steel sink fitted

#### Appliances

- 600mm 4 ring Induction hob with 600mm extractor hood to be included in all homes\*
- 800mm 4 ring induction hob with 900mm extractor hood to be included in the Alderton & Wiltshire homes.
- Single oven to be included in all 3 bedroom properties with the exception of The Cheltenham\*
- Double oven to be included in all 4 bedroom properties plus The Cheltenham
- Fridge freezer to be included in all 4 bedroom properties plus the Cheltenham
- Excluding shared ownership & affordable properties\*







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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		

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