



## Llys Y Coed, Wrexham LL11 2DT

### £454,995

5\* HBF BUILDERS CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE WILTSHIRE. Introducing The Wiltshire by Castle Green Homes at Llys y Coed, Rhosrobin — a stunning detached family home designed with space and style in mind. The ground floor features an impressive open-plan kitchen, dining and family area, offering plenty of room for everyday living and entertaining. French doors lead directly onto the garden, creating a seamless connection between the indoor and outdoor spaces. The separate lounge features a beautiful bay window, offering a cosy spot for quiet evenings or entertaining guests. The ground floor is rounded off with practical features like a cloakroom, utility area and an integrated double garage—ideal for modern family life. Upstairs, the luxurious primary bedroom offers a private retreat with plenty of space and comfort. Bedroom 2 also boasts an en-suite, perfect for older children or guests, along with two additional generously sized bedrooms. A stylish family bathroom ensures comfort for everyone. The Wiltshire is the ultimate blend of elegance and practicality, making it a perfect choice for families who want space and sophistication.

- FOUR BEDROOM NEW BUILD
- Energy efficient /savings of up to £2,600 per year
- 10 year NHBC warranty
- In-roof PV system installed as standard
- Green mortgages – Cash back and other benefits available. T&C apply
- OPEN PLAN KITCHEN/DINING FAMILY ROOM,THREE BATHROOMS,OVERSIZE INTEGRAL GARAGE
- Easy Move Scheme – Estate Agent fees covered T&C apply
- Customise your new home from the start using Castle Green Homes' Willow portal.
- Timber Framed



## LOCATION

If you are moving home with a young family, ensuring they get a great education is key. Luckily there are plenty of outstanding schools nearby. Primary schools near Rhosrobin include Ysgol Wat's Dyke, Brynteg County School, Rhosddu Primary School, Ysgol Heulfan and The Rofft C.P. School. For a good high school education, Ysgol Morgan Llwyd, St Joseph's Catholic And Anglican High and Castell Alun High School are all a short drive away. If you are interested in further education, find your future at Wrexham Glyndwr University. Rhosrobin is a small village less than 10 minutes away from Wrexham and less than 30 minutes away from Chester. The number 33 bus passes through the village which links Wrexham and Llay. Rhosrobin once had its own railway station, Rhosribin Holt, on the Great Western Railway's main line. Now, excellent transport links can be found in Wrexham, just 10 minutes away. Wrexham General Station makes it easy to reach Liverpool, Chester, Shrewsbury, Birmingham, London and more with ease. The A55 expressway is also easily accessible, linking you to Chester and the North Wales coast. Just 10 minutes away from Wrexham, the largest town in North Wales, there are plenty of leisure activities to enjoy. Erddig National Trust is a historic house surrounded by walled gardens which offers plenty of beautiful walks. Watch the Wrexham football team, one of the oldest football clubs in the world, play a match or visit the Gothic St Giles' Church. Enjoy days outdoors a little further afield in Snowdonia National Park or head to Chester to spend the day exploring the walled city.

## INTERNAL ACCOMODATION

The Wiltshire –

Internal Accommodation Measurements –

Kitchen/Dining/Family - 10.32m x 4.04m (33'10" x

13'3")

Lounge - 5.23m x 3.57m (17'2" x 11'9")

Utility - 1.96m x 1.71m (6'5" x 5'7")

Cloaks - 1.54m x 1.10m (5'1" x 3'7")

Bedroom 1 - 4.38m x 3.57m (14'4" x 11'9")

Dressing area - 3.04m x 2.33m (10' x 7'8")

En-suite 1 - 2.55m x 2.33m (8'4" x 7'8")

Bedroom 2 - 4.03m x 3.44m (13'3" x 11'3")

En-suite 2 - 2.59m x 1.49m (8'6" x 4'11")

Bedroom 3 - 3.27m x 2.86m (10'9" x 9'5")

Bedroom 4 - 3.41m x 2.86m (11'2" x 9'5")

Bathroom - 2.14m x 1.94m (7' x 6'4")

## IMPORTANT INFORMATION

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



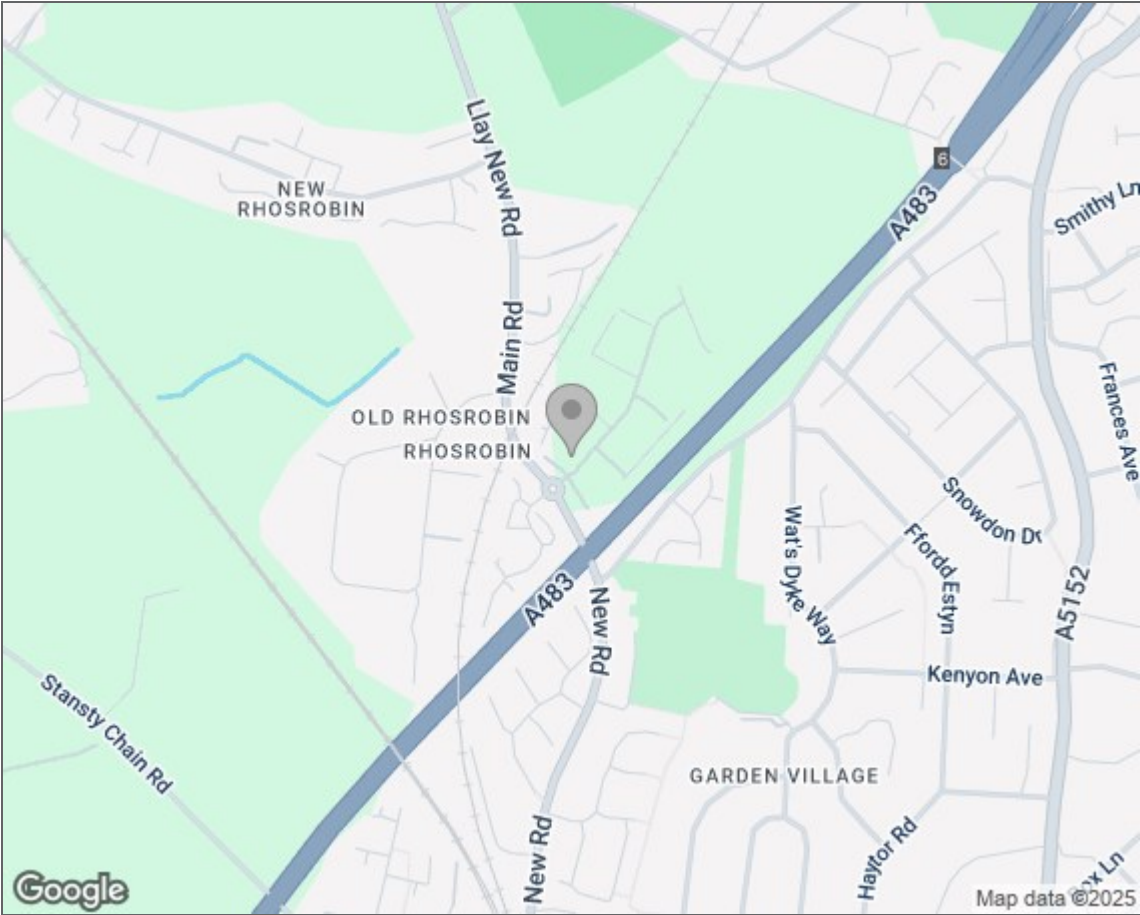
Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every 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.











| 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                                         |         |           |

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.

