



## Llys Y Coed, Wrexham LL11 2EZ

### £399,995

5\* HBF BUILDERS CASTLE GREEN Introducing The Alderton by Castle Green Homes Llys y Coed, Rhosrobin – a stylish four-bedroom home designed for modern family living. From the moment you step into the bright hallway, you'll appreciate the thoughtful layout and sense of space that runs throughout.

Downstairs you will find an open-plan kitchen, dining, and family area—a generous space that brings everyone together for cooking, dining, and relaxing. Whether it's busy mornings or laid-back weekends, this is a room designed for shared moments and lasting memories. A separate lounge offers a quieter space to unwind, while the cloakroom, utility room, and integrated single garage add everyday convenience and practicality.

Upstairs, The Alderton offers four well-proportioned bedrooms, making it ideal for growing families. The primary bedroom benefits from a private en-suite, creating a peaceful retreat at the end of the day. The remaining bedrooms share a stylish family bathroom, providing ample space for children, guests or a home office.

- Energy efficient
- En-suite in primary bedroom
- Easy Move Scheme – estate agent fees covered T&Cs apply
- Digitally customise your new home with Willow, by Castle Green
- Large open-plan kitchen, dining and family area
- Integrated garage
- 10-Year NHBC Warranty
- Part Exchange Available. T&Cs Apply



## Internal Accommodation

Kitchen - 3.33m x 3.26m / 10'11" x 10'8"

Family/Dining - 5.14m x 3.63m / 16'10" x 11'11"

Lounge - 4.83m x 3.58m / 15'10" x 11'9"

Cloaks - 1.79m x 1.16m / 5'10" x 3'10"

Utility - 2.32m x 1.78m / 7'7" x 5'10"

Bedroom 1 - 6.28m x 3.57m / 20'7" x 11'9"

En-suite - 2.75m x 1.99m / 9' x 6'6"

Bedroom 2 - 4.74m x 2.67m / 15'7" x 8'9"

Bedroom 3 - 3.83m x 3.11m / 12'7" x 10'2"

Bedroom 4 - 3.24m x 3.07m / 10'8" x 10'1"

Bathroom - 2.63m x 2.04m / 8'8" x 6'8"

## 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.

## 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.

## 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.



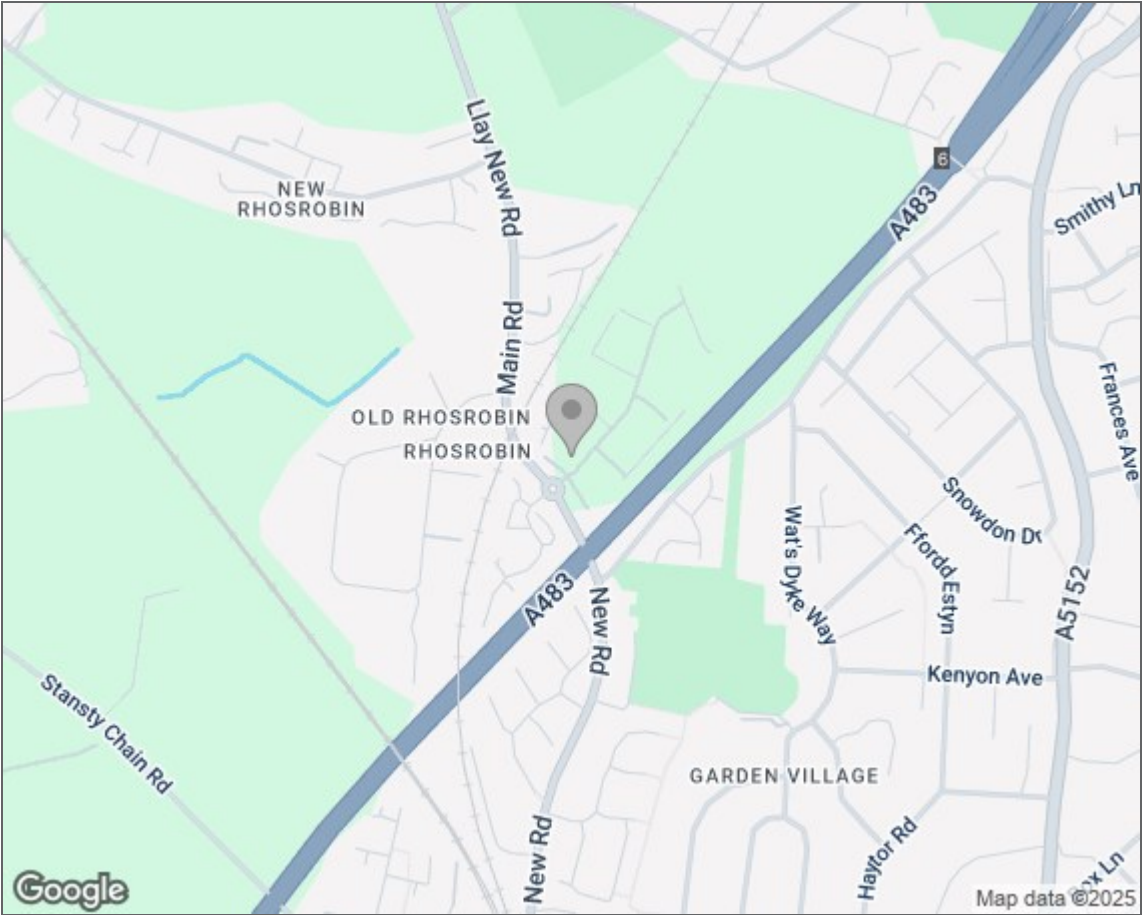












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
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