



Llys Y Coed, Wrexham LL11 2EZ

£359,995

5* HBF BUILDERS CASTLE GREEN HOMES, NEW BUILD DEVELOPMENT! PLOT 107, THE HEATHERINGTON. Introducing The Heatherington at Llys y Coed, Rhosrobin — a home that makes a great first impression from the moment you step inside. As you walk through the front door, you're greeted by a spacious hallway that sets the tone for the rest of this stylish property. On one side, you'll find a bright and airy living room that stretches the entire length of the house, offering plenty of space for relaxing or entertaining. To the other side, there's a generous kitchen, dining and family area that's perfect for everyday life. The French doors leading out to the garden make it easy to enjoy some outdoor space, whether you're having a family meal or hosting guests. A handy utility room and cloakroom also sit on the ground floor, adding extra convenience and practicality to the home.

Upstairs, the primary bedroom provides a touch of luxury with its own en-suite bathroom, giving you the privacy you need. There are three additional bedrooms, offering plenty of room for family or guests, along with a family bathroom. The Heatherington is designed with modern family living in mind, blending style, comfort, and functionality to create the perfect family home in Rossett.

- Energy efficient / Savings of up to £2,600 p.a.
- En-suite primary bedroom
- 5* HBF customer satisfaction 2025
- Timeless features
- 10-Year NHBC Warranty
- Open-plan Kitchen, dining and family area
- Utility and cloakroom
- Part Exchange Available. T&Cs Apply
- Digitally customise your new home with Willow, by Castle Green
- Easy Move Scheme — estate agent fees covered T&Cs apply



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.

INTERNAL ACCOMODATION

Kitchen/Dining - 3.83m x 3.45m / 12'7" x 11'4"

Family - 3.45m x 3.34m / 11'4" x 10'11"

Lounge - 6.15m x 3.75m / 20'2" x 12'4"

Utility - 2.10m x 1.71m / 6'11" x 5'7"

Cloaks - 1.58m x 1.05m / 5'2" x 3'5"

Bedroom 1 - 3.88m x 3.48m / 12'9" x 11'5"

En-suite - 2.53m x 1.70m / 8'4" x 5'7"

Bedroom 2 - 3.77m x 3.26m / 12'4" x 10'8"

Bedroom 3 - 3.45m x 3.20m / 11'4" x 10'6"

Bedroom 4 - 3.74m x 2.81m / 12'3" x 9'3"

Bathroom - 2.17m x 1.17m / 7'1" x 3'10"

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.

IMPORTANT INFORMATION

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

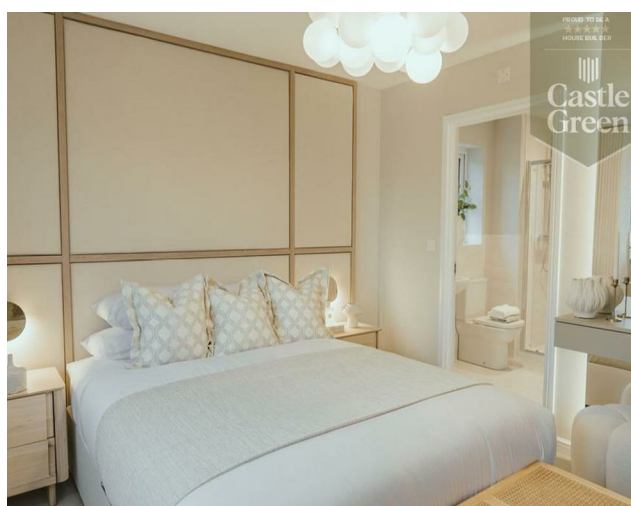
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

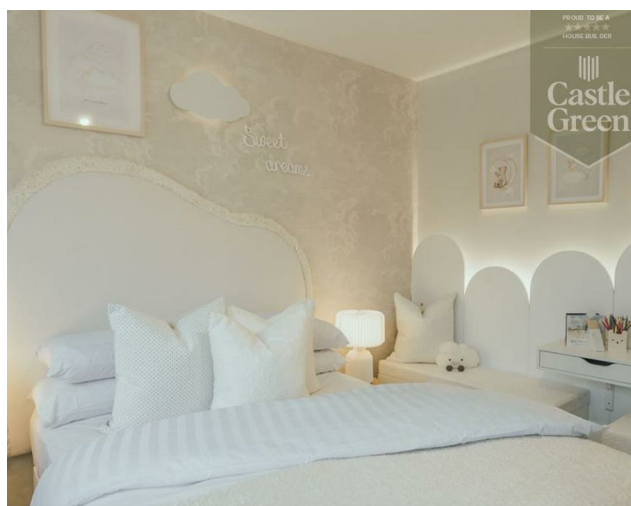
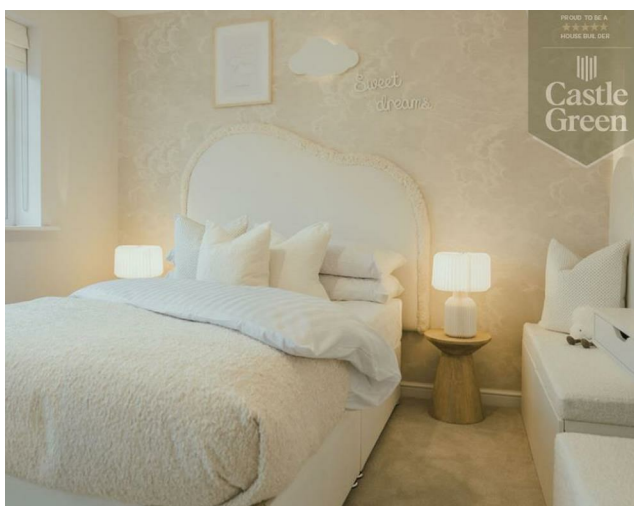
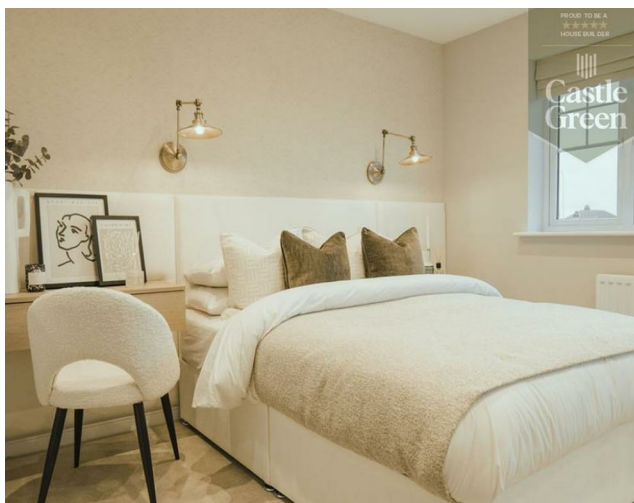
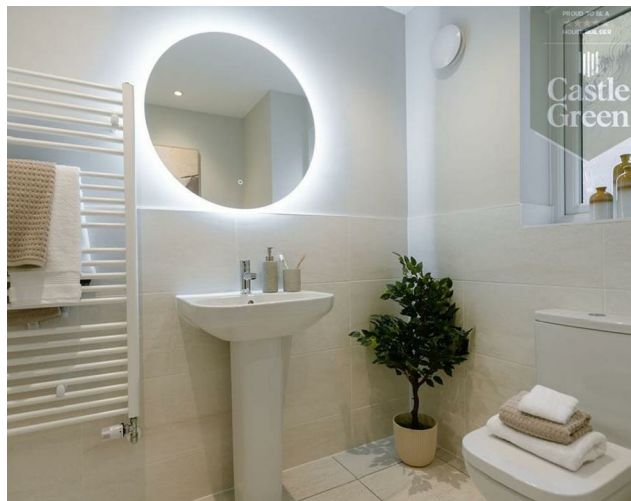
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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



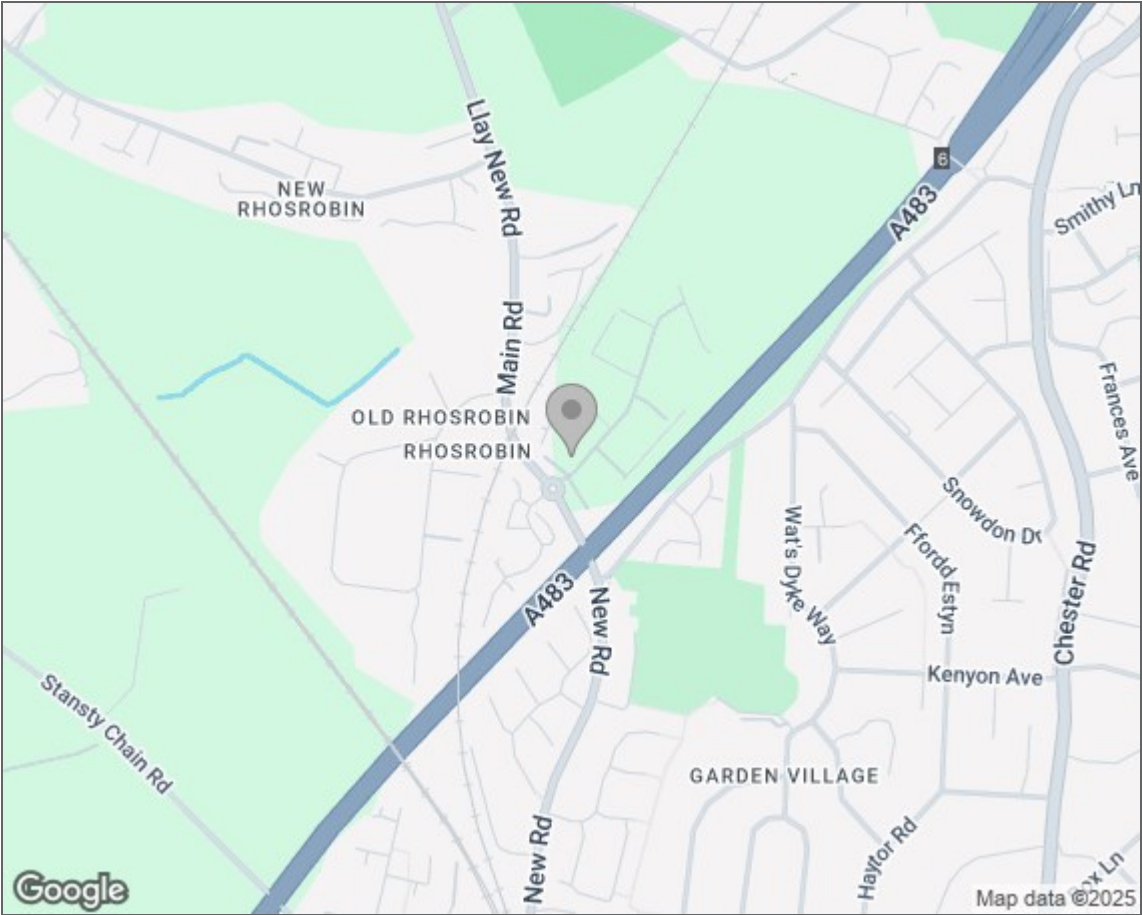
to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

