



The Beaumont

Wrexham | | LL11 2EZ

£334,950

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The spacious open-plan design of the kitchen, dining, and family area creates an ideal space for gatherings, while a separate lounge adds to the flexibility. Upstairs, you'll find four well-proportioned bedrooms, including an en-suite in the primary bedroom, and a separate family bathroom, accommodating for both family and friends. The Beaumont is not only stylish but also practical, featuring amenities like a separate utility room, cloakroom, and an integrated double garage, catering for all of life's modern needs.

- NEW BUILD
- FOUR BEDROOM DETACHED HOUSE
- POPULAR & CONVENIENT LOCATION
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- LOUNGE
- DOWNSTAIRS WC
- GARAGE
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- REAR GARDEN
- VIEWING ADVISED



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.

ROOM DIMENSIONS

Kitchen

3.03m x 3.26m

9'11" x 10'8"

Family/Dining

4.47m x 3.74m

14'8" x 12'3"

Lounge

3.46m x 5.02m

11'4" x 16'6"

Cloaks

1.06m x 1.50m

3'6" x 4'11"

Garage

2.70m x 5.50m

8'10" x 18'0"

Bedroom 1

5.10m x 4.18m

16'9" x 13'9"

En-suite

2.58m x 1.19m

8'6" x 3'11"

Bedroom 2

3.32m x 4.17m

10'11" x 13'8"

Bedroom 3

3.73m x 3.52m

12'3" x 11'7"

Bedroom 4

3.68m x 2.88m

12'1" x 9'5"

Bathroom

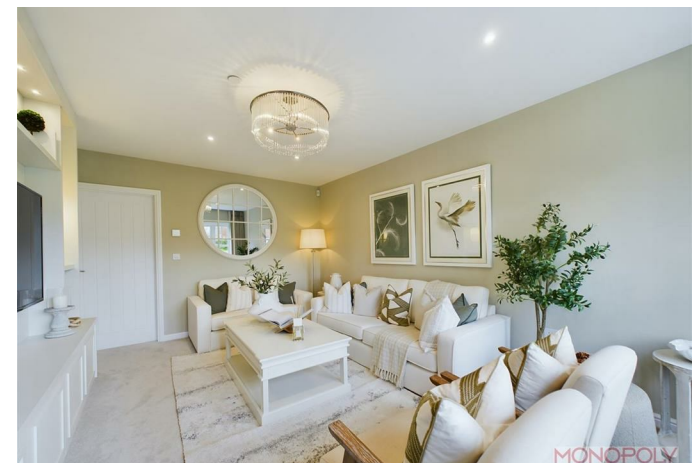
1.82m x 2.45m

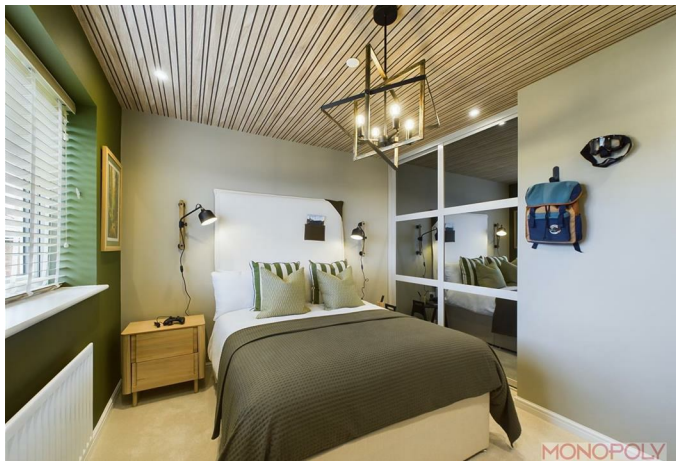
5'12" x 8'0"

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



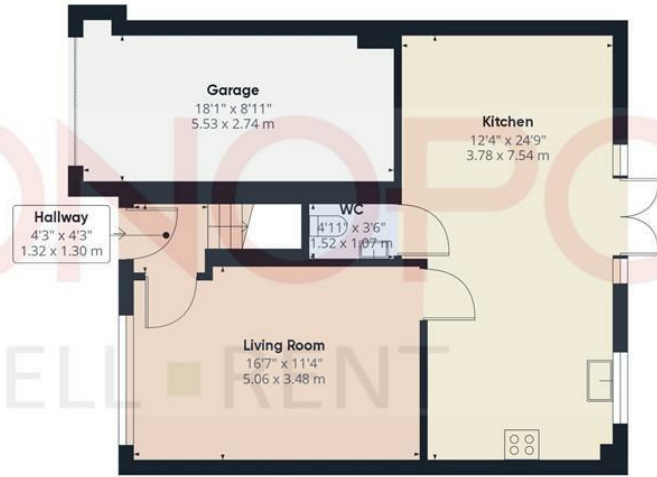


offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



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Ground Floor

Approximate total area⁽¹⁾
 1346.22 ft²
 125.07 m²

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Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

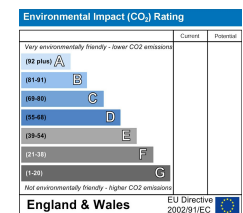
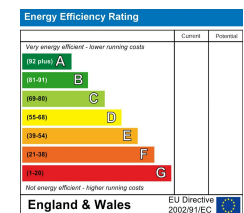
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MONEY LAUNDERING REGULATIONS 2003

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