



## The Beaumont

Wrexham | LL11 2EZ

£338,995

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STAMP DUTY PAID! CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE BEAUMONT. 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"

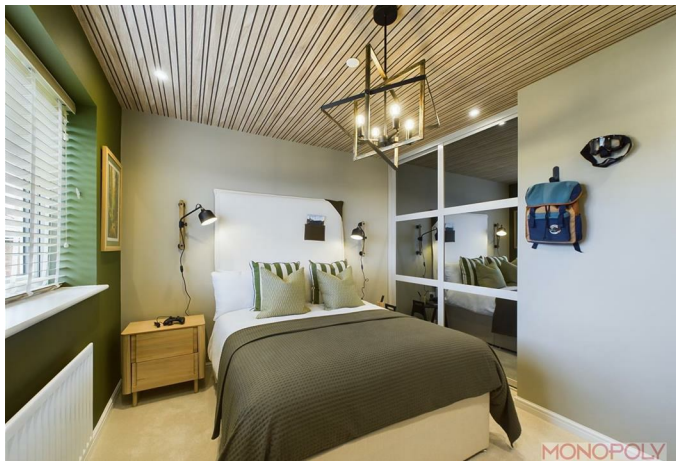
Family/Dining  
4.47m x 3.74m  
14'8" x 12'3"  
Lounge  
3.46m x 5.02m  
11'4" x 16'6"  
Cloaks  
1.06m x 1.50m  
3'6" x 4'11"  
Garage  
2.70m x 5.50m  
8'10" x 18'0"  
Bedroom 1  
5.10m x 4.18m  
16'9" x 13'9"  
En-suite  
2.58m x 1.19m  
8'6" x 3'11"  
Bedroom 2  
3.32m x 4.17m  
10'11" x 13'8"  
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







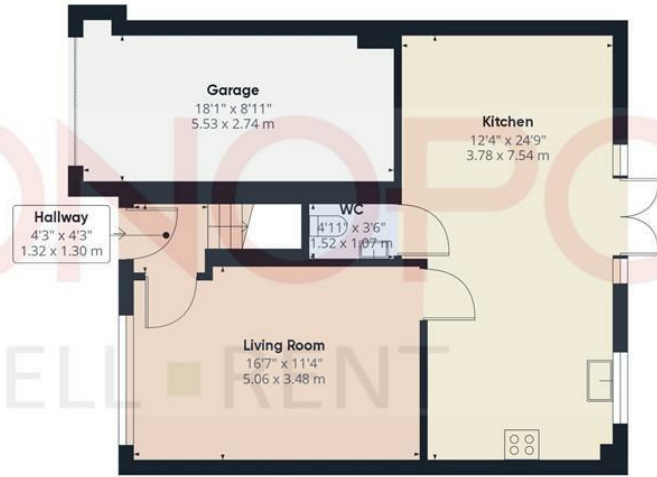
offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



Floor 1

Approximate total area<sup>(1)</sup>  
 1346.22 ft<sup>2</sup>  
 125.07 m<sup>2</sup>

(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.

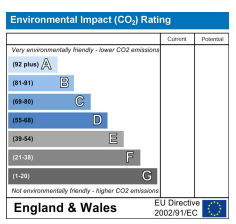
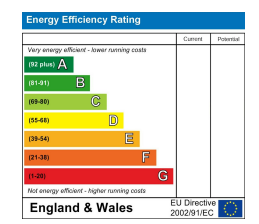
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**MONEY LAUNDERING REGULATIONS 2003**

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## Llys Y Coed Phase 1 & 2 Development Plan

House Types	
	The Marlow 3 bedrooms
	The Henley 3 bedrooms
	The Oxford 3 bedrooms
	The Stratford 2 bedrooms
	The Bewley 4 bedrooms
	The Beaumont 4 bedrooms
	The Burlington 4 bedrooms
	The Wentworth 4 bedrooms

Variations	
	Render Variant
	Affordable Housing



Castle Green

CONSUMER  
CODE FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

- White satin internal mouldings
- 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 all 4 bedroom properties plus The Cheltenham
- Fridge freezer to be included in all 4 bedroom properties plus The Cheltenham

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