



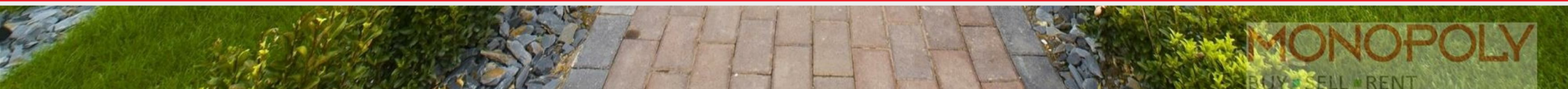
The Stratford

Wrexham | | LL11 2EZ

£299,995

MONOPOLY[®]

BUY • SELL • RENT



The Stratford

Wrexham | | LLI | 2EZ

HELP TO BUY WALES AVAILABLE! CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE STRATFORD. Step into the inviting charm of the Stratford at Llys y Coed, Rhosrobin, Wrexham — a spacious three-bedroom home that greets you with a delightful canopy porch, setting the tone for what awaits inside. At the heart of the Stratford lies an airy yet practical kitchen/dining area, creating a central hub for culinary delights and cherished moments with loved ones. This space seamlessly blends functionality with comfort, making it the perfect place to gather and enjoy meals together. Adjacent to the kitchen, you'll find the beautiful lounge—a tranquil retreat designed for relaxation and unwinding after a busy day. Whether it's catching up on your favourite shows or spending quality time with family, this room exudes warmth and comfort. The primary bedroom becomes your personal haven, boasting an en-suite bathroom. This luxurious space provides a private sanctuary for rejuvenation and self-care. Two further spacious bedrooms offer ample room for family members or guests, ensuring everyone has their own comfortable haven within the home. Additionally, a sleek family bathroom on the first floor enhances practicality and style, providing a refreshing space for daily routines. The Stratford is more than just a house — it's a place where charm and functionality intertwine to create a truly inviting home. Experience the joy of living in a residence that caters to your every need, offering comfort, style, and convenience. Embrace the beauty and tranquillity that the Stratford provides and make it your very own oasis of comfort and happiness.

- NEW BUILD
- DESIGNED FOR MODERN FAMILY LIVING
- THREE BEDROOM DETACHED
- LIGHT & AIRY LOUNGE
- PRACTICAL KITCHEN/DINER
- GENEROUS GARAGE
- MAIN BEDROOM WITH EN SUITE
- SLEEK FAMILY BATHROOM
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



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, Rhosrobin 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

3.38m x 3.31m
11'1" x 10'10"

Dining

3.00m x 2.68m
9'10" x 8'9"

Lounge

3.60m x 5.27m
11'10" x 17'3"

Cloaks

1.05m x 1.50m
3'5" x 4'11"

Garage

2.94m x 5.44m
9'8" x 17'10"

Bedroom 1

6.38m x 3.09m
20'11" x 10'2"

En-suite

2.52m x 1.19m
8'3" x 3'11"

Bedroom 2

3.29m x 2.71m
10'9" x 8'11"

Bedroom 3

3.00m x 2.71m
9'10" x 8'11"

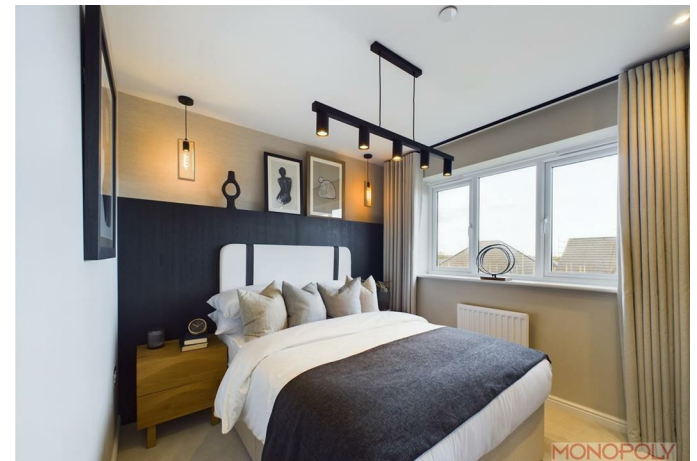
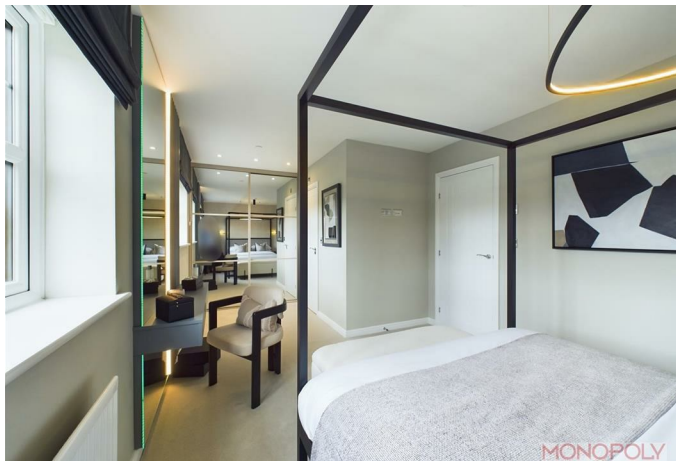
Bathroom

1.92m x 2.09m
6'4" x 6'10"

IMPORTANT INFORMATION

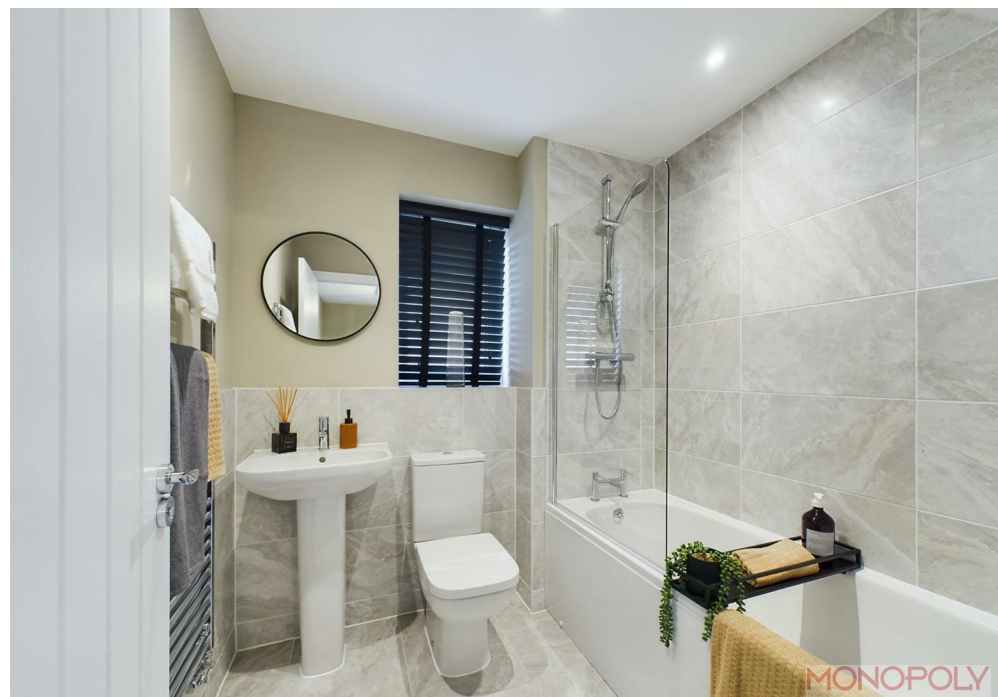
HELPTO BUY WALES AVAILABLE!
NOT ALL FIXTURES AND FITTINGS SHOWN
ARE AVAILABLE OR INCLUDED, PLEASE
CONTACT THE SALES TEAM TO DISCUSS
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce
identification and proof of financial status when an
offer is received. We would ask for your co-
operation in order that there will be no delay in





agreeing the sale.

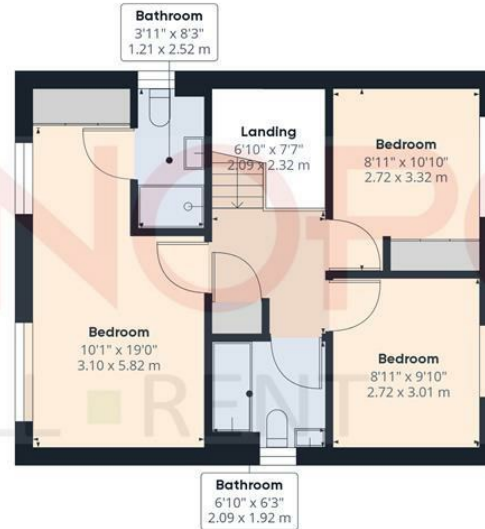
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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



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



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1141 ft²
 106 m²

(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.

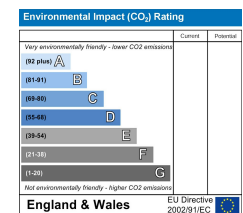
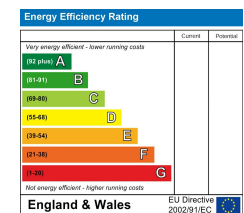
GIRAFFE360

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.





Llys Y Coed

Phase 1 & 2

Development Plan

House Types

-  The Marlow
3 bedrooms
-  The Henley
3 bedrooms
-  The Oxford
3 bedrooms
-  The Stratford
3 bedrooms
-  The Bewley
3 bedrooms
-  The Beaumont
4 bedrooms
-  The Burlington
4 bedrooms
-  The Wentworth
4 bedrooms

Variations

-  Render Variant
-  Affordable Housing



- 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
- Double oven to be included in all 4 bedroom properties plus The Cheltenham
- Fridge freezer to be included in all 4 bedroom properties

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT