



# The Marlow

Wrexham | LL11 2EZ

£274,995

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HELP TO BUY WALES AVAILABLE! CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE MARLOW. Welcome to The Marlow at Llys y Coed, Rhosrobin, Wrexham — a characterful semi-detached home designed to accommodate modern lifestyles. Step inside, and you'll be greeted by an airy hallway that sets the tone for the rest of this charming residence. The heart of The Marlow lies in its spacious open-plan kitchen-diner, where French doors lead out to your beautiful garden, seamlessly bringing the outside in. This area becomes the perfect setting for entertaining, whether it's hosting gatherings or enjoying al fresco dining with loved ones. A laundry cupboard is a thoughtful addition that adds further convenience to your daily routines, making laundry tasks effortlessly accessible and organised. Adjacent to the hallway, you'll find a bright and airy lounge — a room that combines space and comfort to create the ultimate relaxation zone. Whether you're binge-watching your favourite shows or indulging in cosy movie nights, this room offers a haven for unwinding. Wander upstairs to discover three well-designed bedrooms, each offering its own unique features. The primary bedroom provides space and comfort, including a well-appointed en-suite bathroom for your privacy and convenience. Bedroom two becomes an ideal oasis for guests or family members, with enough room to fit a double bed and storage units, ensuring a comfortable stay. Bedroom three offers flexibility and versatility, whether it's used as a children's bedroom or transformed into your very own home office — a space perfect for those working from home or taking care of life's admin tasks. A spacious family bathroom adds convenience for everyone, completing the upstairs area with practicality and style. The Marlow is more than just a house — it's a home that caters to your modern lifestyle needs, providing comfort, functionality, and character.

- A BEAUTIFULLY DESIGNED NEW BUILD
- THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN/DINING ROOM
- COMFORTABLE LOUNGE
- MAIN BEDROOM EN SUITE
- SLEEK BATHROOM
- REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- HELP TO BUY WALES AVAILABLE!



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## 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 / Dining  
5.45m x 3.43m  
17'11" x 11'3"

Lounge  
3.31m x 5.12m  
10'10" x 16'10"  
Cloaks  
0.90m x 1.72m  
2'11" x 5'8"  
Bedroom 1  
3.34m x 4.66m  
10'12" x 15'3"  
En-suite  
2.18m x 1.20m  
7'2" x 3'11"  
Bedroom 2  
3.07m x 3.86m  
10'1" x 12'8"  
Bedroom 3  
2.30m x 2.79m  
7'7" x 9'2"  
Bathroom  
2.02m x 2.68m  
6'8" x 8'9"

## IMPORTANT INFORMATION

HELP TO 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.

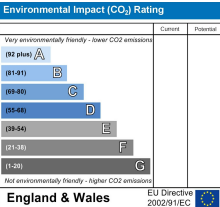
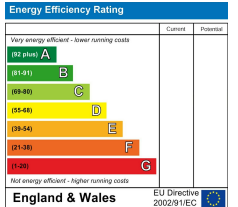




**MONEY LAUNDERING REGULATIONS 2003**

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- 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
- Double oven 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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