



Plot 185

Wrexham | LL11 2EZ

£349,995

MONOPOLY[®]

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BEAUTIFUL NEW BUILD HOME WITH ADDITIONAL EXTRAS INCLUDED! CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! PLOT 185. Introducing the captivating Bewley at Llys Y Coed, Rhosrobin, Wrexham — a meticulously crafted 4-bedroom new-build home tailored for contemporary lifestyles. This residence is the epitome of modern family living, offering ample space, unrivalled comfort, and seamless functionality. The ground floor layout of the Bewley encourages open-plan living, with the kitchen/diner serving as the vibrant heart of the home. This area becomes a hub where culinary delights are prepared and moments are shared, creating a space that fosters togetherness. A separate lounge invites you to relax and unwind, providing a tranquil retreat for quiet moments alone or for entertaining guests. The primary bedroom takes centre stage with its very own en-suite, providing a private oasis for relaxation and rejuvenation. Three additional bedrooms and a family bathroom offer welcoming and comfortable spaces for every member of the family, ensuring everyone has their own personal haven. To enhance everyday convenience, the Bewley also features a convenient utility area, catering to the demands of modern family life and adding a touch of practicality to daily routines. Thoughtfully designed to cater to every aspect of family life, the Bewley creates a harmonious environment that effortlessly blends comfort and functionality. This captivating new build home offers the ideal backdrop for creating cherished memories and embracing the joy of modern living. Embrace the beauty and sophistication of the Bewley at Llys Y Coed, Rhosrobin, and make it your very own haven of contemporary living.

- STAMP DUTY PAID!
- FOUR BEDROOMS
- DETACHED HOUSE
- TWO BATHROOMS
- KITCHEN/DINER
- POPULAR & CONVENIENT LOCATION
- NEW BUILD PROPERTY
- AMTICO FLOORING TO GROUND FLOOR
- QUARTZ WORKTOPS IN KITCHEN



Location

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. 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. As a small village, Rhosrobin doesn't have anywhere to eat out within the village. However, there are plenty of places to dine nearby. The well known, Pant yr Ochain is a short drive away. Harvest Vegetarian in Bradley offers delicious Chinese takeaway meals while Humble and Whole bakery sell a variety of freshly baked snacks made from natural and locally sourced ingredients. Just a 20 minute walk away from Rhosrobin is the Railway Inn pub in Rhosddu. They host various karaoke and quiz nights as well as showcasing popular sports matches. And, of course, Rhosrobin is less than 10 minutes away from Wrexham where there are a whole host of restaurants to choose from. 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.

Internal Accommodation

Ground Floor

Kitchen/Dining

6.27m x 3.43m

20'7" x 11'3"

Lounge

3.42m x 6.27m

11'3" x 20'7"

Cloaks

1.05m x 1.58m

3'5" x 5'2"

Utility

2.09m x 1.99m

6'10" x 6'6"

First Floor

Bedroom 1

3.45m x 3.96m

11'4" x 12'12"

En-suite

2.23m x 1.19m

7'4" x 3'11"

Bedroom 2

3.15m x 4.04m

10'4" x 13'3"

Bedroom 3

3.46m x 3.13m

11'4" x 10'3"

Bedroom 4





3.45m x 2.22m

11'4" x 7'3"

Bathroom

1.92m x 2.06m

6'4" x 6'9"

IMPORTANT INFORMATION

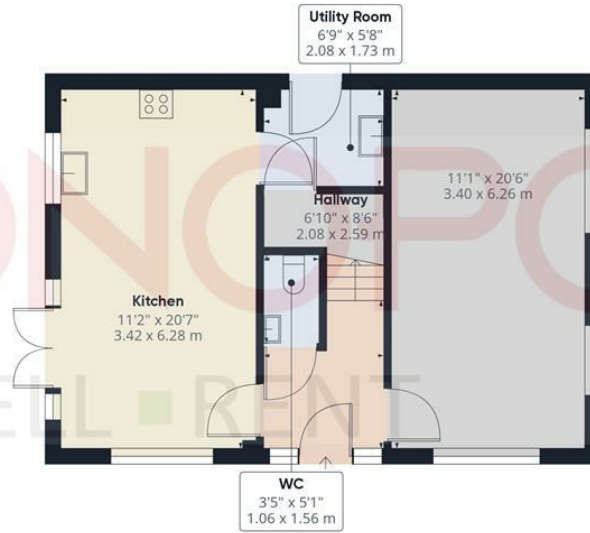
NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS

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⁾
 1178.11 ft²
 109.45 m²

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Floor 1

(1) Excluding balconies and terraces

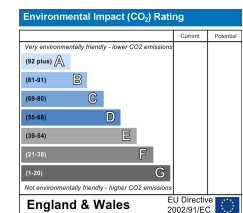
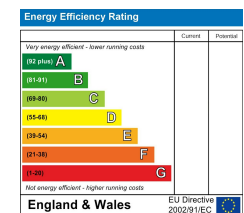
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Llys Y Coed

Phase 1 & 2

Development Plan



House Types

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

Variations

-  Render Variant
-  Affordable Housing



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