


**Castle
Green**

PROUD TO BE A 5*
HOUSEBUILDER



The Oxford
Wrexham | LL11 2EZ

£294,995

MONOPOLY
BUY ■ SELL ■ RENT

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5* HBF BUILDERS CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! HELP TO BUY WALES AVAILABLE! Plot 74 - THE OXFORD. Introducing The Oxford by Castle Green Homes at Llys y Coed, Rhosrobin. A striking detached family home designed for contemporary living with a touch of elegance.

The ground floor boasts a spacious open-plan kitchen and dining area, perfect for hosting gatherings or enjoying family meals, with French doors seamlessly connecting to the garden for indoor-outdoor living. The separate lounge provides a welcoming and comfortable space for relaxation or entertaining. Practical features include a cloakroom and a dedicated storage area, ensuring convenience for busy family life.

Upstairs, the luxurious primary bedroom offers a private retreat, complete with its own en-suite and optional built-in wardrobes for added functionality. The second bedroom is generously proportioned, while the third bedroom is versatile and ideal for a home office or guest space. A stylish family bathroom completes the first floor, ensuring comfort for everyone in the household.

The Oxford combines sophistication with practicality, making it an ideal choice for families looking to enjoy the charm of Rhosrobin while living in a beautifully designed home, tailored for modern lifestyles.

- Energy efficient
- Open-plan kitchen and dining area
- En-suite in primary bedroom
- Cloakroom to downstairs
- Easy Move Scheme – estate agent fees covered T&Cs apply
- 10-Year NHBC Warranty
- Digitally customise your new home with Willow, by Castle Green
- 5* HBF customer satisfaction 2025
- Part Exchange Available. T&Cs Apply

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 Bowley
4 bedroom
-  The Beaumont
4 bedroom
-  The Burlington
4 bedroom
-  The Wentworth
4 bedroom

Variations

-  Render Variant
-  Affordable Housing



Castle Green

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk



Internal Accomodation

Kitchen/Dining - 5.59m x 3.59m / 18'4" x 11'9"

Lounge - 4.83m x 3.50m / 15'10" x 11'6"

Cloaks - 1.69m x 0.90m / 5'7" x 2'11"

Bedroom 1 - 4.67m x 3.31m / 15'4" x 10'10"

En-suite - 2.30m x 1.19m / 7'7" x 3'11"

Bedroom 2 - 3.76m x 3.48m / 12'4" x 11'5"

Bedroom 3 - 3.60m x 2.20m / 11'10" x 7'3"

Bathroom - 2.02m x 1.71m / 6'8" x 5'7"

Customise your Home Digitally with Willow

Exclusive to Castle Green Homes, Willow—Your Digital New Home Assistant—redefines the homebuying experience. With Willow, customising your new home is at your fingertips. Through its digital twin technology, you can personalise every aspect of your home virtually, from fixtures and finishes to other key details, all through our interactive configurators. Not sure which house type is best for you and your family? Willow's comparison tool makes it simple to find the perfect match. Forget about paper printouts and misplaced documents—Willow securely stores all of your important files, offering you peace of mind. Communication has never been easier. Willow streamlines your interactions with our team, from consulting with our sales advisors to post-completion support. With the ability to precisely pinpoint snags and an integrated calendar system, booking appointments with our customer care team is effortless. Everything is managed seamlessly in one place, so nothing is ever missed. With Castle Green Homes, you're not just buying a home—you're creating one, with Willow by your side.

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.

Location

Llys Y Coed by Castle Green Homes offers a collection of beautiful new homes in the peaceful village of Rhosrobin, just minutes from Wrexham City Centre. Surrounded by stunning Welsh mountains and the scenic lower Dee Valley, this development combines countryside tranquillity with easy access to independent shops, cafés, restaurants, and well-regarded local schools—perfect for families.

With excellent transport links to Wrexham, Chester, and the North Wales coast, Llys Y Coed is ideal for commuters seeking a peaceful home close to major amenities. Outdoor enthusiasts will also love the nearby walking and cycling trails, making this a wonderful place to live for all lifestyles.



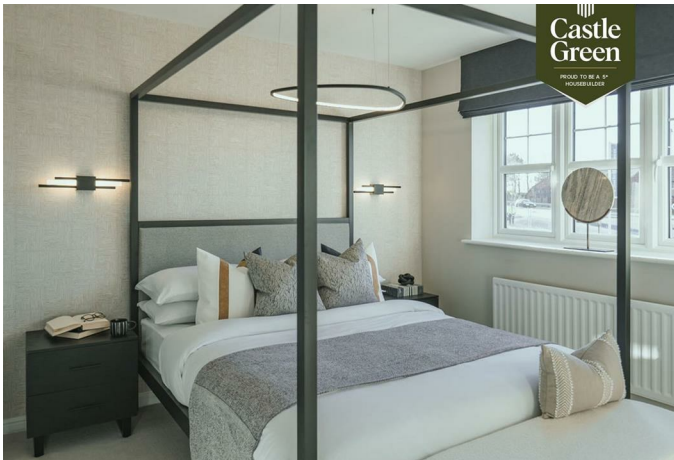


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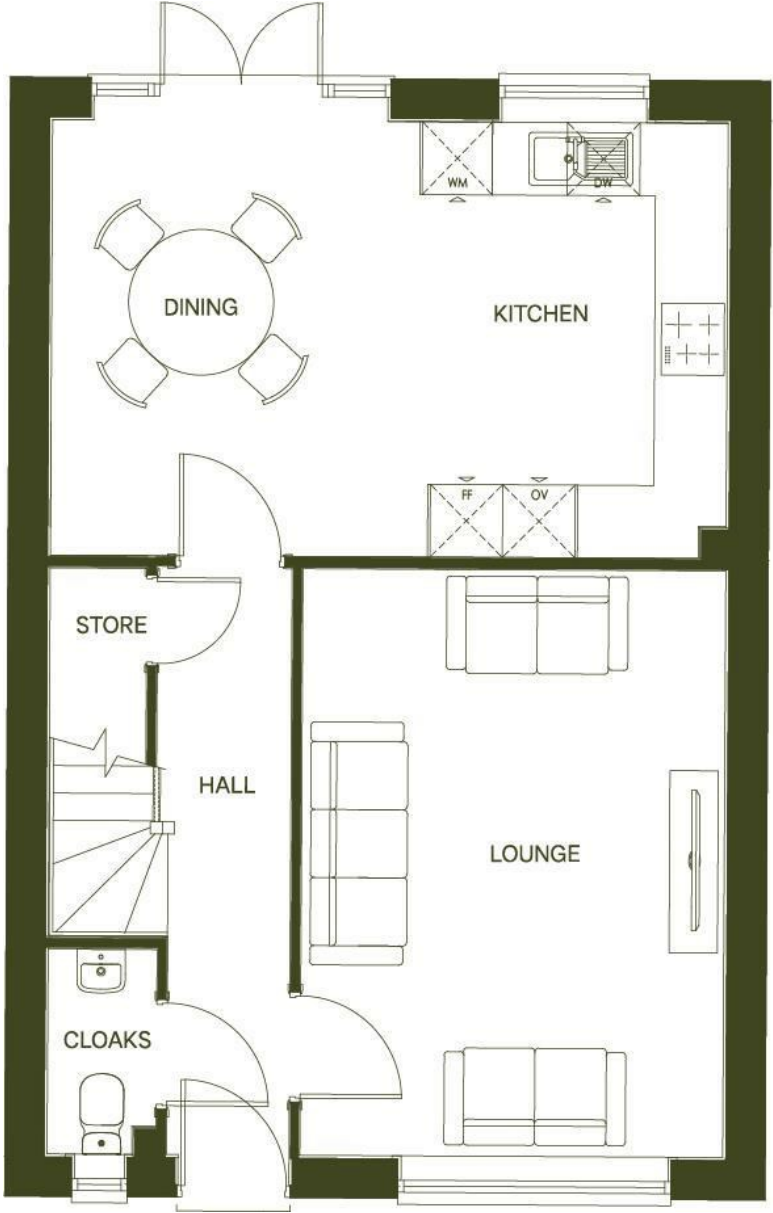
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(51-60) C		
(55-68) D			(35-50) D		
(39-54) E			(25-34) E		
(21-38) F			(11-24) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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