



Llys Y Coed, Wrexham LL11 2EZ

£359,995

5* HBF BUILDERS CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! Plot 133 - THE WENTWORTH. This family-friendly home features an open-plan kitchen/dining room leading to the garden, a serene lounge with a bay window, and practical amenities like a utility room, cloakroom, and integrated garage on the ground floor. Upstairs, the primary bedroom has an en-suite bathroom, with three more double bedrooms and a family bathroom, providing ample space and comfort for family living.

- A PERFECT HOME FOR MODERN DAY LIVING
- FOUR BEDROOM DETACHED FAMILY FRIENDLY HOME
- LOUNGE WITH BEAUTIFUL BAY WINDOW
- EXCEPTIONAL PRIMARY BEDROOM WITH EN SUITE
- REAR GARDEN
- TRADITIONAL STYLING WITH CONTEMPORARY FEATURES
- OPEN PLAN KITCHEN/DINING ROOM
- PRACTICAL AMENITIES INCLUDING A UTILITY, CLOAKROOM & GARAGE
- FAMILY BATHROOM
- POPULAR & CONVENIENT LOCATION



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
5.89m x 3.74m
19'4" x 12'3"
Lounge
3.18m x 5.45m

10'5" x 17'11"

Utility

1.98m x 2.56m

6'6" x 8'5"

Cloaks

1.98m x 1.10m

6'6" x 3'7"

Garage

2.60m x 5.50m

8'6" x 18'0"

Bedroom 1

4.14m x 4.78m

13'7" x 15'8"

En-suite

2.09m X 2.45m

6'10" X 8'0"

Bedroom 2

2.68m x 4.13m

8'9" x 13'7"

Bedroom 3

2.69m x 3.96m

8'10" x 12'12"

Bedroom 4

3.21m x 2.85m

10'6" x 9'4"

Bathroom

1.88m x 2.85m

6'2" x 9'4"

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



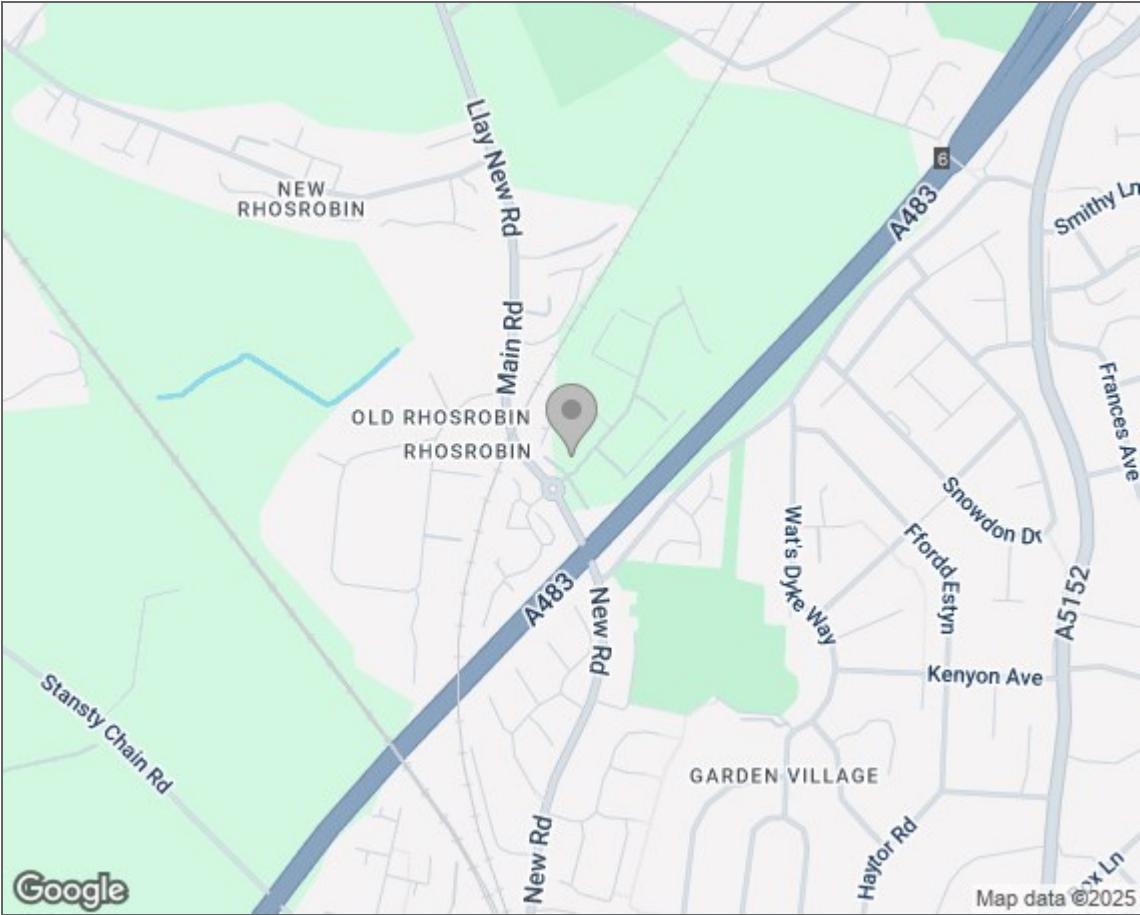
that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification 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.











Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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