



Llys Y Coed, Wrexham LL11 2EZ

£299,995

5* HBF BUILDERS CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! HTBW available - Great FTB home - To include flooring throughout, turf to the rear - ready to move into for Christmas. Plot 88 - 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
- En-suite in primary bedroom
- Easy Move Scheme – estate agent fees covered T&Cs apply
- Digitally customise your new home with Willow, by Castle Green
- Part Exchange Available. T&Cs Apply
- Open-plan kitchen and dining area
- Cloakroom to downstairs
- 10-Year NHBC Warranty
- 5* HBF customer satisfaction 2025



Internal Accommodation

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.









- furniture
- Smooth skimmed ceilings
- White satin internal mouldings

- TV point to lounge (where applicable)
- White electrical sockets and pendant light fittings
- 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 the Alderton & Wiltshire homes.
- Single oven to be included in all 3 bedroom properties with the exception of 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
- Excluding shared ownership & affordable properties*

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ouse Types

- The Marlow
- The Oxford
- The Herby
- The Stratford
- The Burlington
- The Beaumont
- The Bewley
- The Westworth
- The Heatherington
- The Alderton
- The Wiltshire

ariations

- Render Variant
- Affordable Housing



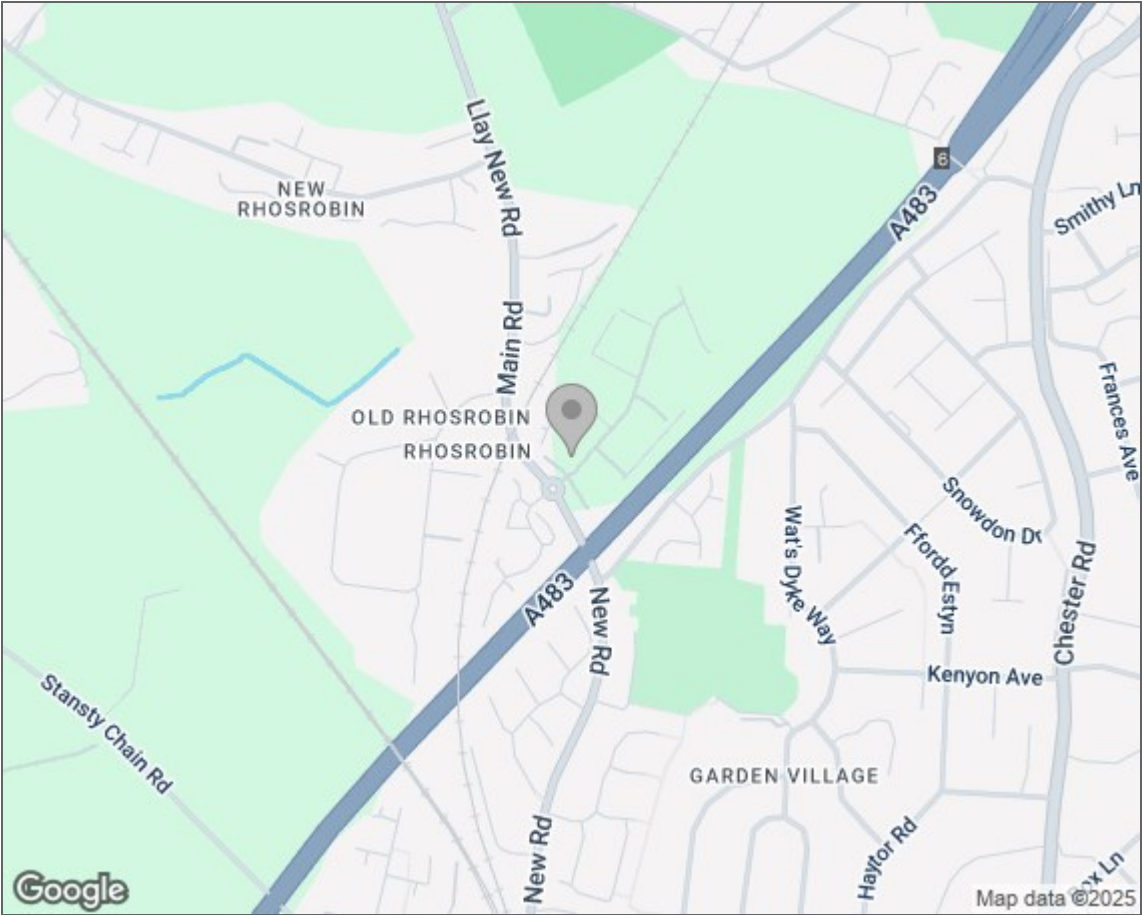
Castle Green

HB

5 stars

Approved





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	
England & Wales	
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