



Llys Y Coed, Wrexham LL11 2DT

£337,995

5* HBF BUILDERS CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE BURLINGTON - Plot 117
TO INCLUDE QUARTZ, FLOORING THROUGHOUT, TURF TO REAR GARDEN!

Introducing The Burlington at Llys Y Coed, Rhosrobin — a beautifully designed four-bedroom home that combines elegant living with practical functionality. The ground floor features a bright, open-plan kitchen and dining area, perfect for family meals and entertaining, alongside a separate lounge offering a comfortable space to relax. A convenient cloakroom adds to the practicality of this floor.

Upstairs, the spacious primary bedroom includes a private en-suite, while three further generously sized bedrooms share a modern family bathroom. A useful store cupboard on the first floor provides extra storage space. This home is thoughtfully designed to suit modern family life, blending style and comfort in a peaceful village setting with excellent links to Wrexham and beyond.

- NEW BUILD WITH £17,000 WORTH OF UPGRADES
- DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINER
- DOWNSTAIRS WC
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- TWO BATHROOMS
- READY FOR IMMEDIATE OCCUPATION!



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, 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. 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. Eiddig 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 Accomodation

Kitchen/Dining - 6.27m x 3.96m (20'7" x 13')

Lounge - 5.11m x 3.66m (16'9" x 12')

Cloaks - 2.12m x 1.22m (6'11" x 4')

Bedroom 1 - 3.78m x 3.30m (12'5" x 10'10")

En-suite - 2.23m x 1.19m (7'4" x 3'11")

Bedroom 2 - 4.04m x 3.15m (13'3" x 10'4")

Bedroom 3 - 3.03m x 2.52m (9'11" x 8'3")

Bedroom 4 - 2.88m x 2.12m (9'5" x 6'11")

Bathroom - 2.06m x 1.92m (6'9" x 6'4")

IMPORTANT INFORMATION

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

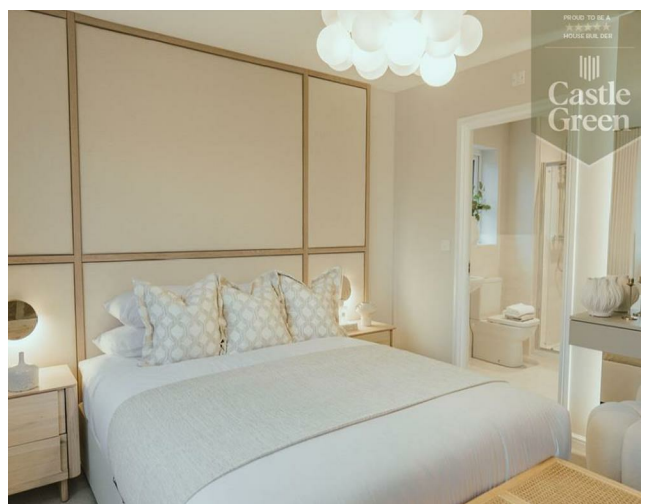
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

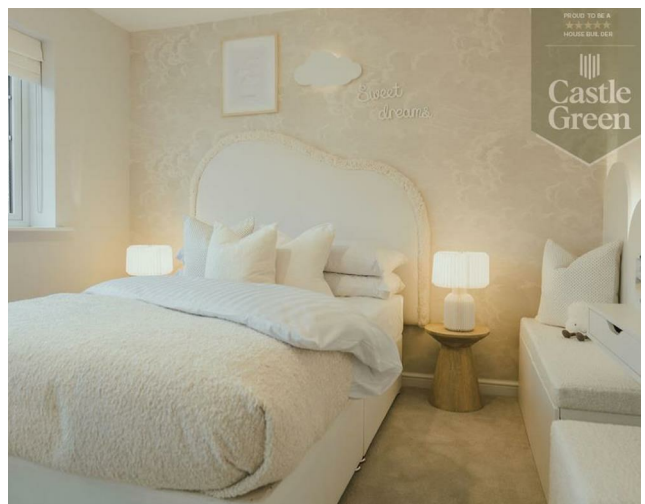
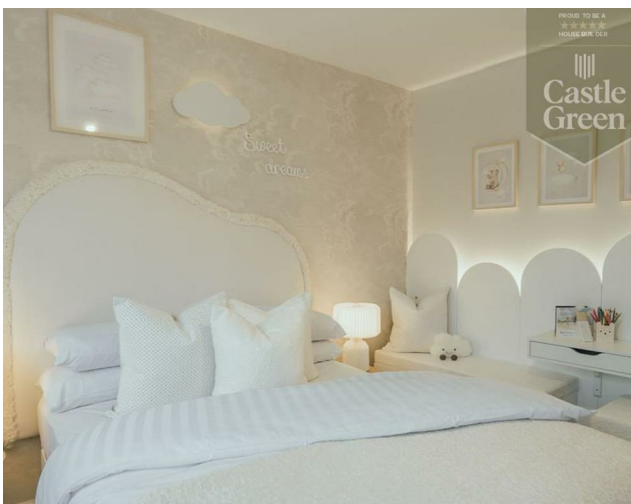
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.









- 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

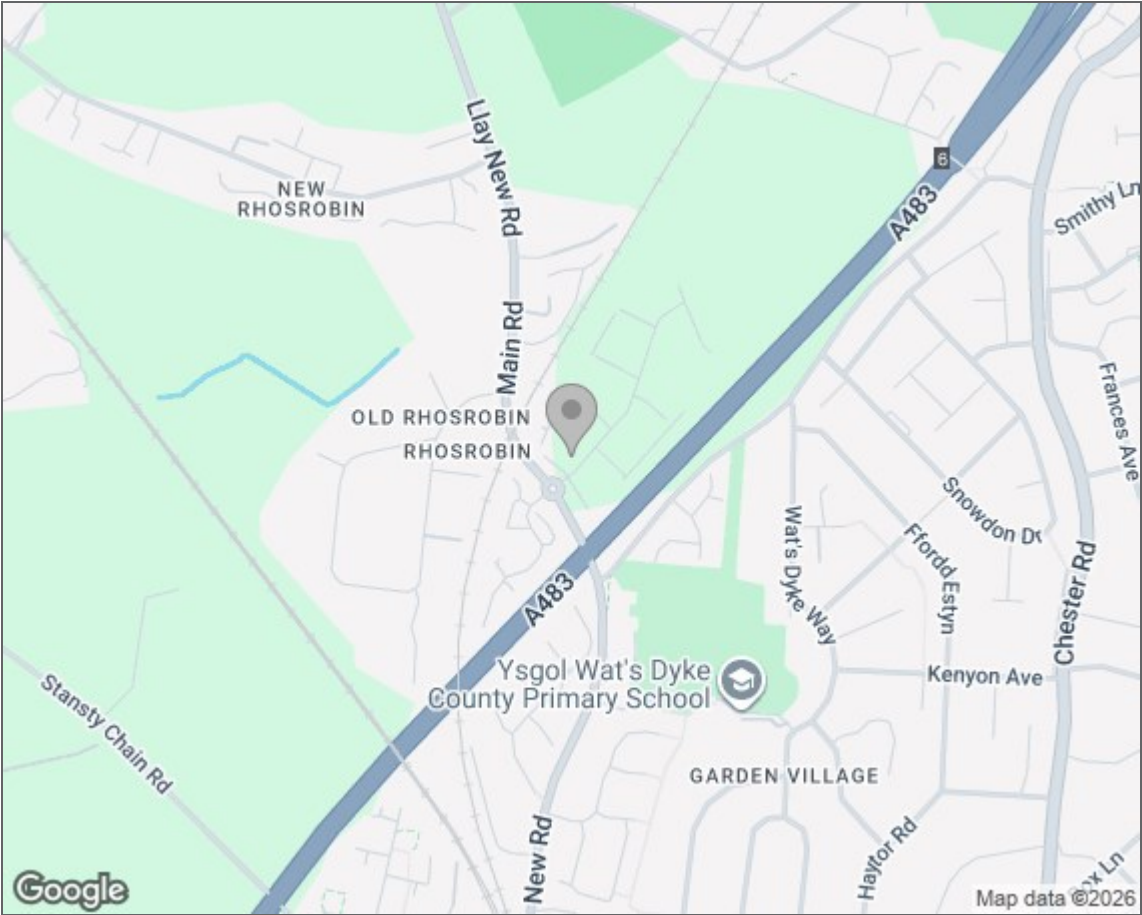
- Choice of kitchen from Panorama Kitchens
- Choice of co-ordinating laminate worktops
- Stainless steel sink fitted

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*

Wrexham y Coed Development Plan





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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