



## Llys Y Coed, Wrexham LL11 2EZ

### £375,000

\*\*\*\*ONLY 5 PLOTS REMAINING! HBF BUILDER CASTLE GREEN HOMES\*\*\*\*

THE WENTWORTH – INCLUDING QUARTZ WORKTOPS, FLOORING THROUGHOUT & TURFED REAR GARDEN

Introducing The Wentworth by Castle Green Homes at Llys y Coed, Rhosrobin – a beautifully designed and highly versatile four bedroom detached family home, perfectly suited to modern living. The ground floor centres around a stunning open plan kitchen and dining area, ideal for both everyday family life and entertaining, with direct access to the rear garden creating seamless indoor-outdoor living. A spacious lounge offers a comfortable retreat, while a separate utility room and cloakroom add further practicality. The integrated principal garage provides additional storage and convenience. To the first floor, the property offers four generously sized bedrooms, providing flexibility for families and guests alike. The impressive principal bedroom benefits from a stylish en-suite and optional fitted wardrobes, while bedroom two also offers wardrobe potential. A contemporary family bathroom completes the accommodation.

Finished to a high standard throughout, and with a range of quality inclusions already in place, The Wentworth combines space, style and functionality – making it an ideal choice for modern family living.

- Energy efficient
- Utility and cloakroom
- 10-Year NHBC Warranty
- 5\* HBF customer satisfaction 2025
- 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



## Room Dimensions

Kitchen/Dining - 5.89m x 3.74m / 19'4" x 12'3"

Lounge - 5.45m x 3.18m / 17'11" x 10'5"

Utility - 2.56m x 1.98m / 8'5" x 6'6"

Cloaks - 1.98m x 1.10m / 6'6" x 3'7"

Bedroom 1 - 4.78m x 4.41m / 15'8" x 14'6"

En-suite - 2.45m x 2.09m / 8' x 6'10"

Bedroom 2 - 4.13m x 2.68m / 13'7" x 8'10"

Bedroom 3 - 3.96m x 2.69m / 13' x 8'10"

Bedroom 4 - 3.21m x 2.85m / 10'6" x 9'4"

Bathroom - 2.85m x 1.88m / 9'4" x 6'2"

## 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.

## 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.

## Location

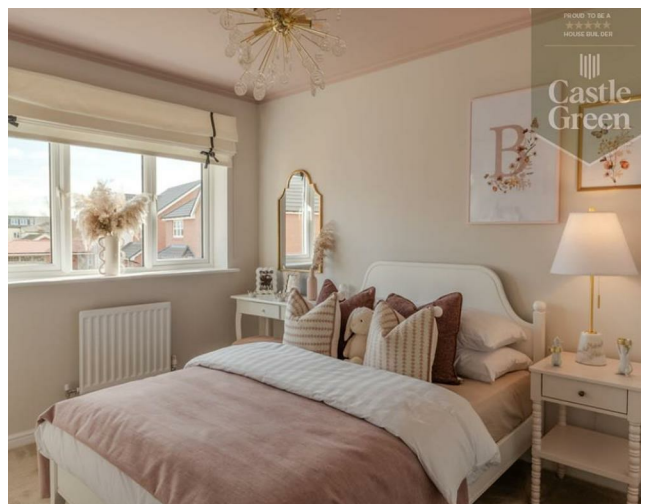
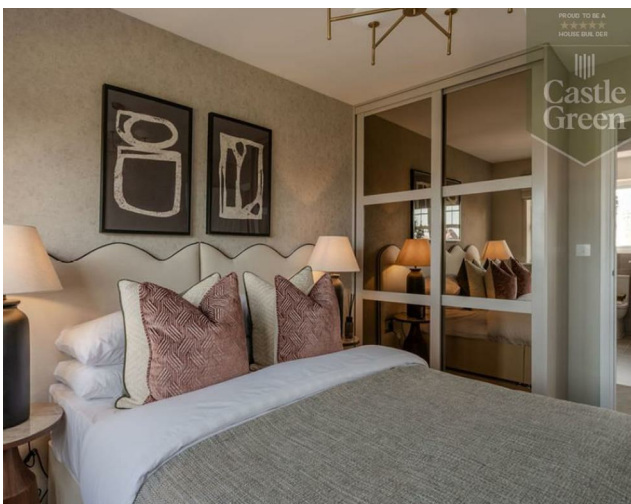
If you are moving home with a young family, ensuring they get a great education is key. Luckily there are plenty of outstanding schools nearby. Primary schools near Rhosrobin include Ysgol Wat's Dyke, Brynteg County School, Rhosddu Primary School, Ysgol Heulfan and The Rofft C.P. School. For a good high 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.









- 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

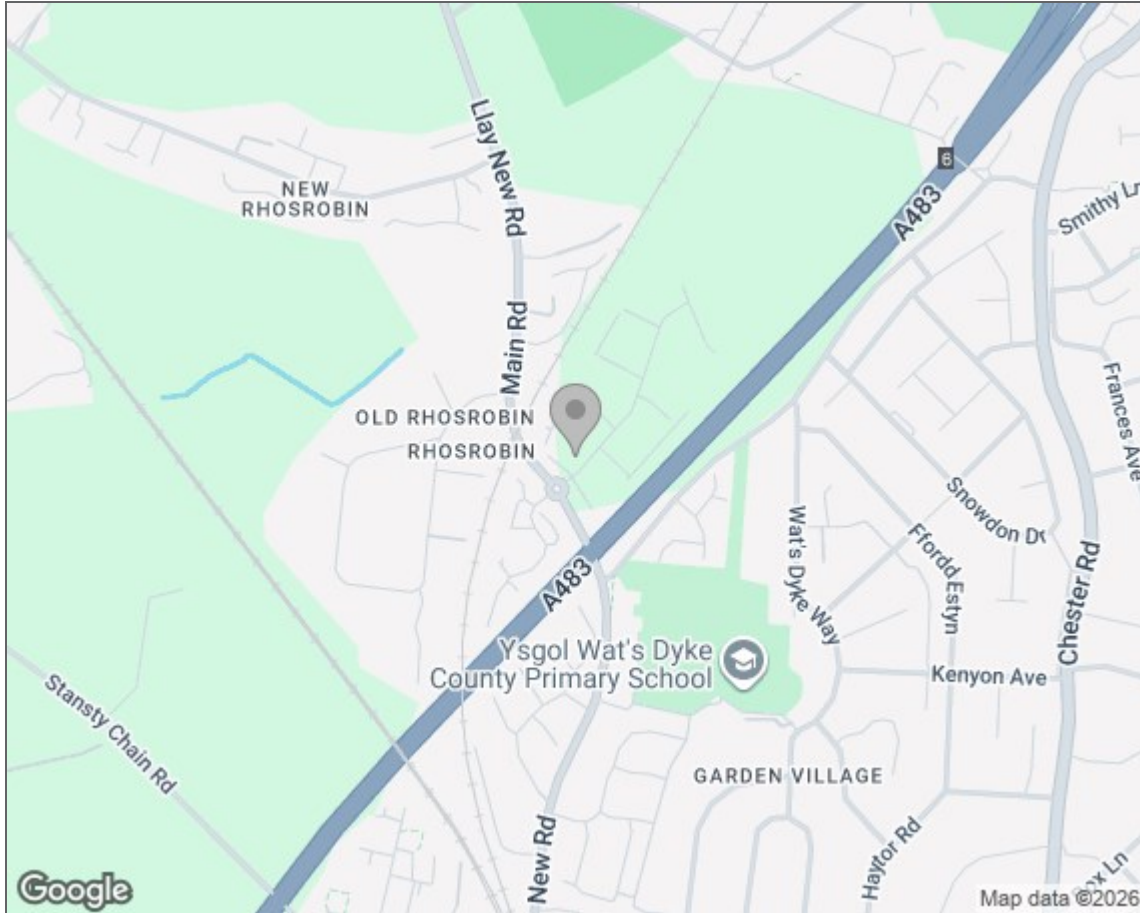
#### Kitchen & Utility Features

- 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\*





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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