

DRAFT DETAILS

Constables
SALES & LETTINGS



The Old Stores Site Rhes-Y-Cae

£750,000



- Exclusive development of just four detached homes.
- Stunning Rural Location
- Rolling Countryside
- Viewings Strictly By Appointment
- Council Tax Band TBC
- CGI Images and Photos of other Properties on site used

Exclusive New Development | Four Detached Homes | High Specification | Energy Efficient | Village Setting | Viewing Strictly By Appointment

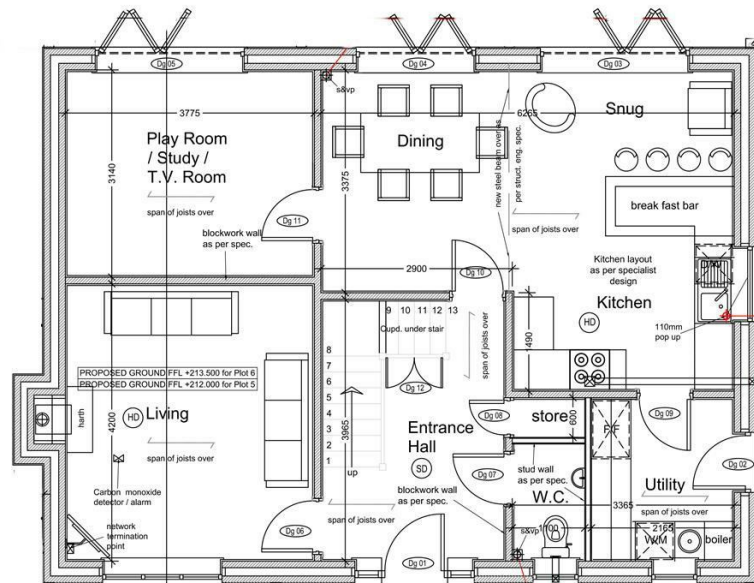
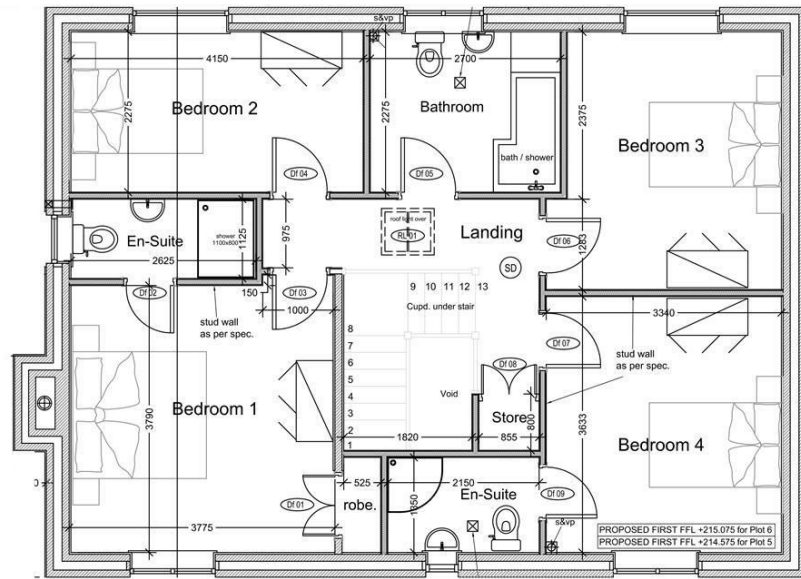
Constables are delighted to present this exceptional four bedroom detached family home, one of just four individually designed properties forming an exclusive development in the sought after village of Rhes-y-Cae.

Currently under construction, these impressive homes have been designed with modern family living in mind, offering generous proportions, high quality finishes and outstanding energy efficiency. The accommodation is centred around a stunning open plan kitchen, dining and family space, complemented by a separate lounge, additional reception room ideal as a playroom, home office or snug, utility room and ground floor WC. Upstairs are four excellent sized bedrooms, including a principal bedroom with en-suite, together with a beautifully appointed family bathroom.

Built to an excellent specification, each home benefits from an air source heat pump, integrated solar panels, underfloor heating to the ground floor, high levels of insulation, EV charging point and a range of quality Bosch integrated appliances.

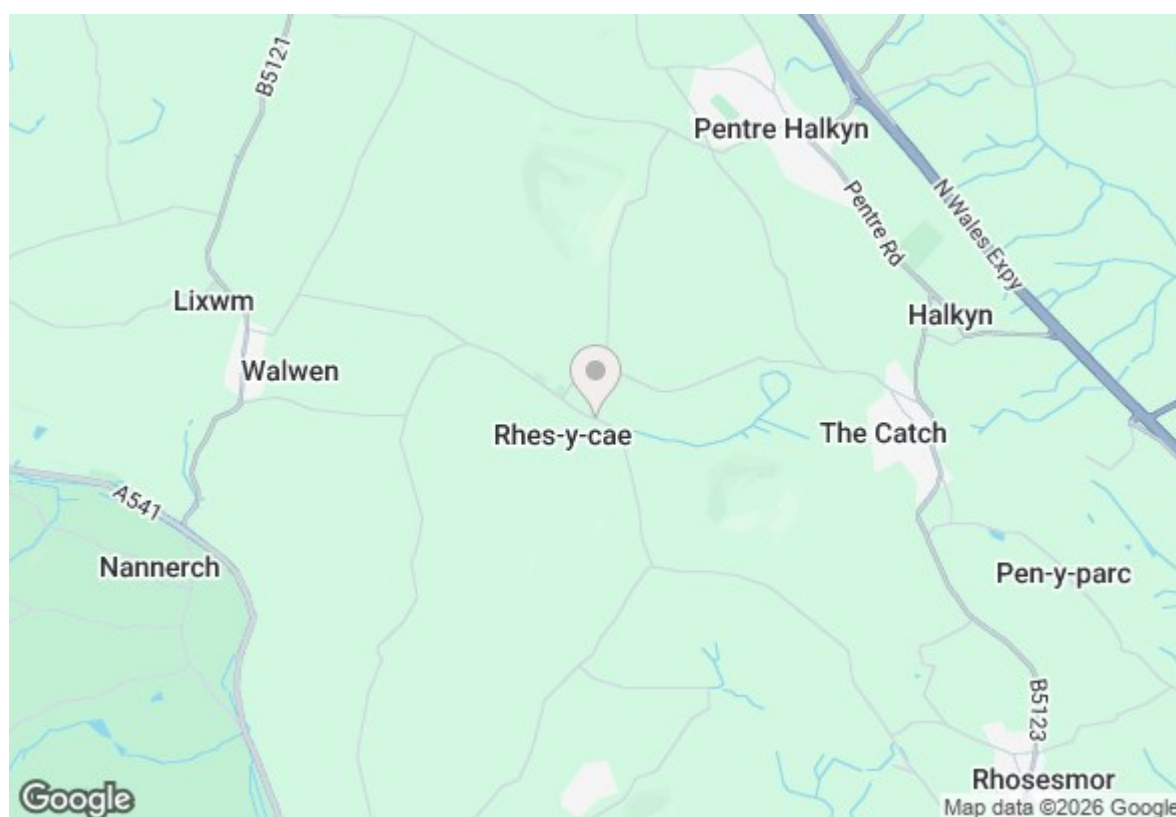
Situated within a quiet cul-de-sac, the development enjoys a peaceful semi-rural setting surrounded by open countryside, whilst remaining only a short drive from the A55, providing excellent commuter links to Chester, Liverpool, Manchester and North Wales.

The detached garage, private driveway and enclosed rear garden complete what promises to be a superb family home in a highly desirable location.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

W.C

Living Room

Play Room / Study

Kitchen / Diner / Snug

Utility Room

First Floor

Master Bedroom

En-Suite

Second Bedroom

En-Suite

Third Bedroom

Fourth Bedroom

Family Bathroom





ELEVATIONS AS PROPOSED: Plot 6 - Type A1, Plot 5 - Type A1 handed.

