



Phase 5 Bryn Y Groes, Wrexham, LL12 8TZ

Prices From £370,000

Prices range from £370,000 for a 4 Bed Detached with single garage, up to £450,000 for a 4/5 Bed Detached with double garage.

This exclusive development, of 2, 3, 4 & 5 bedroom executive homes is currently being built by the award winning builder SG Estates in the popular and sought after village of Gresford.

The development is situated within easy access of the A483 providing excellent commuter links to Chester, Oswestry and major motorway networks.

The village of Gresford offers various local amenities, including shops, public houses and a well established school.

****PART EXCHANGE AVAILABLE ****

If you are seeking more space, a high specification and an idyllic village lifestyle, yet still want to be in easy reach of Chester/Wrexham, The Pavilions in Gresford is the perfect place for your next dream home. Located in the quaint village of Gresford, this impressive new development features a carefully curated selection of 2, 3, 4 & 5 bedroom homes.

With weekend pursuits, plentiful amenities and good schooling all close by, as well as excellent travels links to Chester, it is a haven for families and commuters alike.

Directions

From Wrexham take A483 and come off at Gresford turn off. Take the 4th exit off the roundabout onto Chester Road B5445. After approx 1 mile the site can be found on the right hand side opposite the Gresford Cricket & Football pitch.

From Chester take the A483 Wrexham bypass and come off at the Gresford turn off. Take the first exit off the roundabout onto the Chester Road B5445. After approx 1 mile the site can be found on the right hand side opposite the Gresford Cricket & Football pitch.

The area of Gresford:

Gresford is a lovely sought after Welsh Village on the Chester, Cheshire border. Quite the hidden gem!

If you're looking for a family home in a picturesque area, Gresford strikes a great balance between not too quiet and sleepy, and not too busy and hectic. Benefitting from village life with city life being on your doorstep, if you need to indulge. What more could you want?

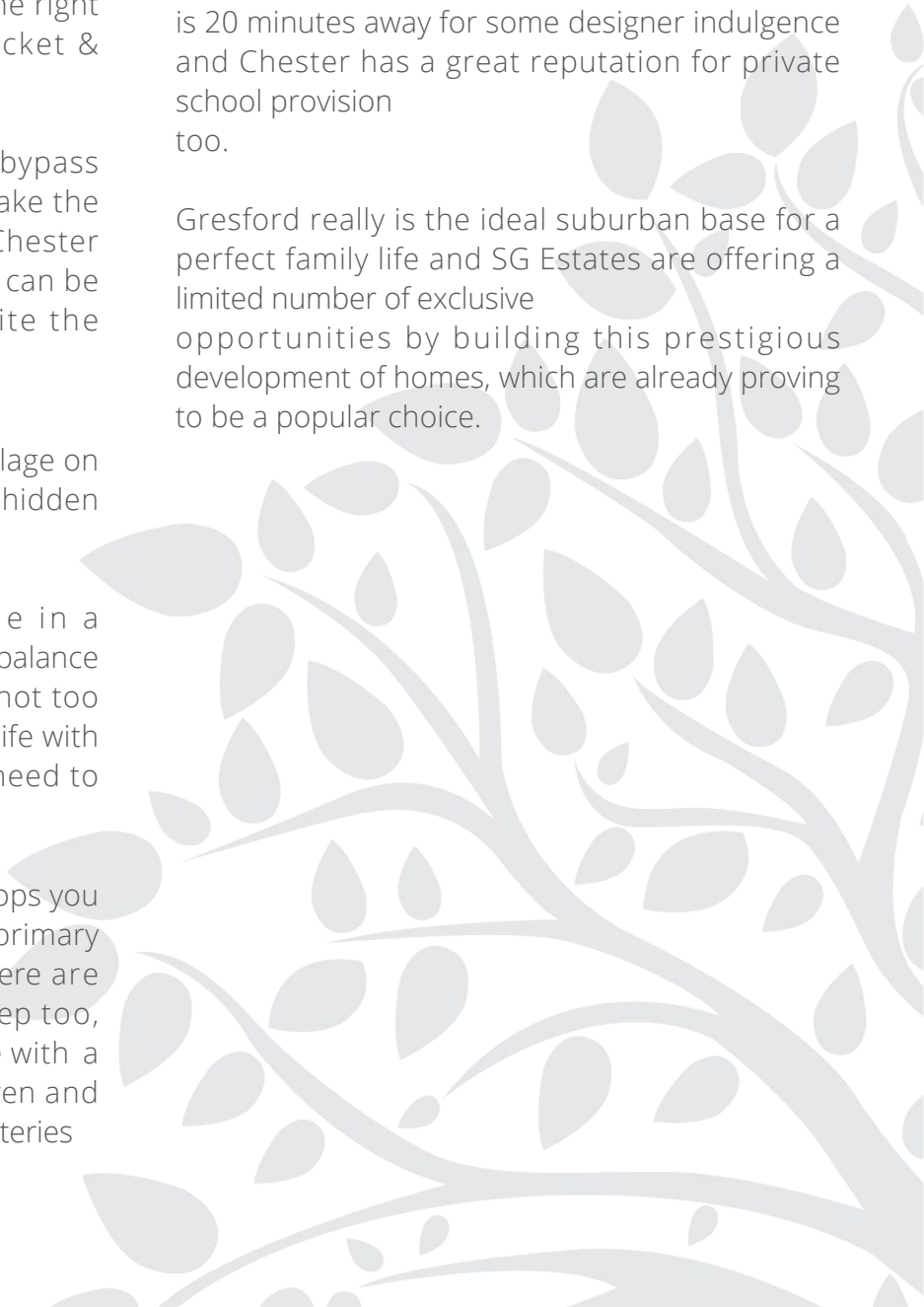
A bustling village centre provides all the shops you need on a day to day basis and the local primary school is within easy walking distance. There are plenty of activities to do on your doorstep too, with a great interactive community centre with a thriving agenda of activities for both children and adults. Gresford is surrounded by great eateries

and fabulous countryside to enjoy days out with the family. Gresford Trust, itself, has been awarded the Queens Award for voluntary service, which sums up the pride and community spirit in the lovely village.

If you enjoy the coast, the famous North Wales coast line is an hour's drive away, Snowdonia for mountain climbing and great walks is just an hour away. Llangollen, a tourist area, and Llandegla for mountain biking are 20 minutes away.

Wrexham and Chester are just 10 minutes away, being the nearest city, and Gresford is also ideally placed to access the motorway network for business and travel; Manchester being 40 minutes drive away. Cheshire Oaks, the retail outlet, is 20 minutes away for some designer indulgence and Chester has a great reputation for private school provision too.

Gresford really is the ideal suburban base for a perfect family life and SG Estates are offering a limited number of exclusive opportunities by building this prestigious development of homes, which are already proving to be a popular choice.



The Grace Housetype



PLOT 24 - £450,000

4 Bedroom Detached house with a double garage.

A delightful 4 bedroom detached family home, offering spacious and flexible accommodation over three floors.

The ground floor accommodation has a fabulous open plan kitchen/family living space with views over the rear garden and a generous bay fronted sitting room occupies the front of the property. The master suite on the 2nd floor is a superb feature of this delightful home benefitting from a luxurious en-suite with separate shower and bath.

Externally the property benefits from ample off road parking leading to the detached single garage and garden to the rear.

The Charlwood Housetype



PLOT: 30 - £425,000

5 Bedroom Detached house with integral garage.

This well proportioned five bedroom detached family home, offers ideal space for the family. The ground floor features a spacious kitchen/dining room, useful utility room, WC and comfortable living room with French doors leading off to the side garden (Plot 17). Upstairs on the 2nd floor the master suite benefits walk-in wardrobe and luxurious en-suite with separate shower and bath. You'll find a further four bedrooms on the 1st floor, one of which benefitting from en-suite facilities and a family bathroom with separate shower and bath.

Externally the property benefits from off road parking leading to the integral single garage and garden.

Please note, The Charlwood French door locations differ from plot to plot, please discuss this with the Sales Executive at SG Estates.

Externally the property benefits from ample off road parking leading to the detached single garage and garden to the rear.

The Alvanley Housetype



PLOTS: 23 - £385,000

4 Bedroom Detached house with Integral Garage.

This beautiful four bedroom detached family home is well proportioned and offers the ideal space for a family. The ground floor features a spacious open plan kitchen/breakfast room and family living room, a useful utility room and WC. On the 1st floor there are 3 bedrooms, two of which benefit from ensuite facilities, a snug and a family bathroom. On the 2nd floor the master suite benefits a walk-in wardrobe and a luxurious en-suite with separate shower and bath.

Externally the property benefits from off road parking leading to the integral single garage and garden to the rear.

The Rhodes Housetype

PLOT: 29 - £370,000

4 bed Detached House with Single Garage

The welcoming hallway has a cloakroom which leads off into the generous living room.

Large windows and French doors light up the open plan kitchen/diner leading to the rear garden. Enjoy the lovely master suite on the 2nd floor that benefits from a generous en-suite. Two

double bedrooms sharing the Jack & Jill en-suite, a single bedroom and a family bathroom complete the first floor.

Externally the property benefits from ample off road parking leading to the detached single garage and garden to the rear.

N.B. - if you reserve this property at a certain build stage, SG Estates can make the ground floor open plan.

STANDARD SPECIFICATION

Bathrooms/ En-Suites/ Cloakroom

Free standing sanitary ware in white and double width spacious shower enclosure where specified
Chrome taps and fittings

Heated chrome towel rails to bathrooms and en-suites

Bathroom floor tiling to Barrington, Grace & Charlwood house types

Full tiling to shower cubicles and half tiling in Barrington, Grace and Charlwood house types.

Shaver points fitted to bathrooms and en-suites

Extractor fans fitted

Electrical

External security porch light to front of property & outside security light to rear elevation

BT points to Lounge and Master Bedroom

TV points to Lounge, kitchen and all bedrooms

Front door bell

Down Lights to Kitchen area, bathroom and en-suites

Energy efficient light bulbs fitted to all other light fittings

Mains operated smoke detectors with battery back up

Electric point and light fitting to garages

Security Alarm

External

Front garden landscaped

Rear garden rotivated and top-soiled with 6ft high fence to rear garden boundaries

General

White UPVC double glazing throughout

Low Maintenance white UPVC fascias,

bargeboards and soffits
Highly efficient eco-friendly boiler
High security insulated external doors
Exceptional level of insulation to cavity walls, roof
and ground floor-in line with Code 3 sustainability
guidelines.
White panel moulded interior doors with chrome
fittings
Almond white emulsion to all walls
White gloss to all internal woodwork
Skimmed ceilings throughout
NHBC 10 Year structural warranty

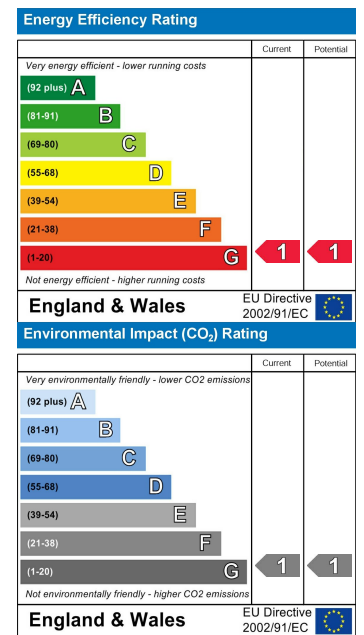


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.