

# Belgrave Court

JOHNSTOWN, WREXHAM LL14 2BJ



A small select development of just 10  
3 & 4 bedroom family homes

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# Belgrave Court

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Situated right at the heart of Johnstown immediately adjacent to Ysgol yr Hafod Primary School, Belgrave Court is a select development of just ten 3 and 4 bedroom family homes.

Belgrave Court has the best of both worlds and is just a 10 minute drive from Wrexham Town Centre, and a 15 minute drive to Llangollen. There are also regular direct bus routes to both towns. There is also very easy access via the A483 to M53, M56 and M6 to major cities in the North West and the two international airports at Liverpool and Manchester.

Wrexham really is the place to be with the variety of High Street shops, cinemas, bars and restaurants, good parking and leisure facilities. Wrexham is home to Glyndwr University, Wrexham Tennis Centre,

football at Wrexham F.C, horse racing at Bangor-on-Dee. Wrexham is also a great place for golf, mountain biking and rambling and most other spectator or participation sports. The historic and cultural centre of Llangollen is just 7 miles from Belgrave Court. Llangollen being home to the Eisteddfod, numerous restaurants, the historic railway (with its steam engines still operational), Dinas Bran Castle, Valle Crucis Abbey and many beautiful walks.

Other places of interest are Erddig Hall, Chirk Castle, the historic city of Chester and Pontcysyllte aquaduct which recently became Wales' newest world heritage site. Slightly further afield Snowdonia is about one hour away.

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Wingetts

## MAINTENANCE

A Management company will be set up to ensure the smooth running of:

- The area of open space & tree management
- The long term maintenance of the private drive and surface water drainage

Each of the 10 owners will have a share in the Belgrave Court Management Company. Once the last property is sold, the owners will control the Management company, which will be administered by the schemes managing agents.

The initial service charge has been estimated at approximately £550.00 per property, per year.

Gower Homes Ltd are Wrexham based NHBC registered house builders and have built over 950 houses in north east Wales since 1989. We are a local family business that has established a reputation for providing good quality homes offering excellent value for money and have a strong local following with many of our purchasers having bought from us more than once.

Gower Homes has always had a policy of employing local labour with the majority of our staff, subcontractors, suppliers and consultants located within a ten mile radius of Wrexham. Our continuity of employment and strong management ensures built in quality in all of our homes which has again been recognized by the LABC 2012, 2013, 2015, 2017, 2018 & 2019 Awards for our recently completed developments, Greenbank Court, Westminster Rise, The Sidings, Burton Rise, Walnut Court Rhosddu, St Johns Mews Brymbo and Packsaddle Bank Pentrebychan.

## OTHER DEVELOPMENTS

Keep an eye out for our other developments at Willow Court Ruabon & Llangollen Road Acrefair. **Coming soon** - Hope & Llangollen.



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Gower Homes a local name that you can trust, who have never sold lease hold houses **ALWAYS FREEHOLD.**

Consistently building houses in Wrexham for over 30 years

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KEY:

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> BEAUMARIS	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> CONWY
<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> EWLOE	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> HARLECH
<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> FLINT	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> RUDDLAN





# THE FLINT

## Four Bedroom Home with Single Garage

A stylish four bedroom home on three floors, with en-suite master bedroom. The latest integrated appliances incorporated into an open plan kitchen and dining room. 'The Flint' is a great family home, ideal for entertaining.

The extensive choice of quality kitchen units and worktops means you can really add your signature to your new home. Whilst upstairs the master bedroom has the luxury of an en-suite bathroom, plus 3 spacious double bedrooms.

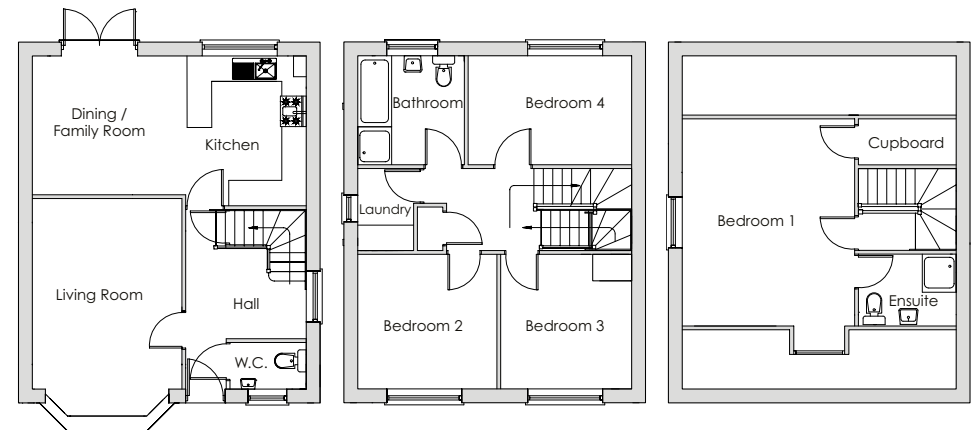


### ROOM SIZES

	Metric	Imperial
Lounge	4.75m x 3.5m + Bay	15'8" x 11'6" + Bay
Kitchen/Dining Family	6.41m x 3.49m/2.93m	21'6" x 11'5"/9'7"
Bedroom 1	4.8m x 4.01m	15'9" x 13'2"
Bedroom 2	3.23m x 3.13m	10'7" x 10'3"
Bedroom 3	3.13m x 3.04m	10'3" x 10'0"
Bedroom 4	3.8m x 2.53m	12'6" x 8'3"



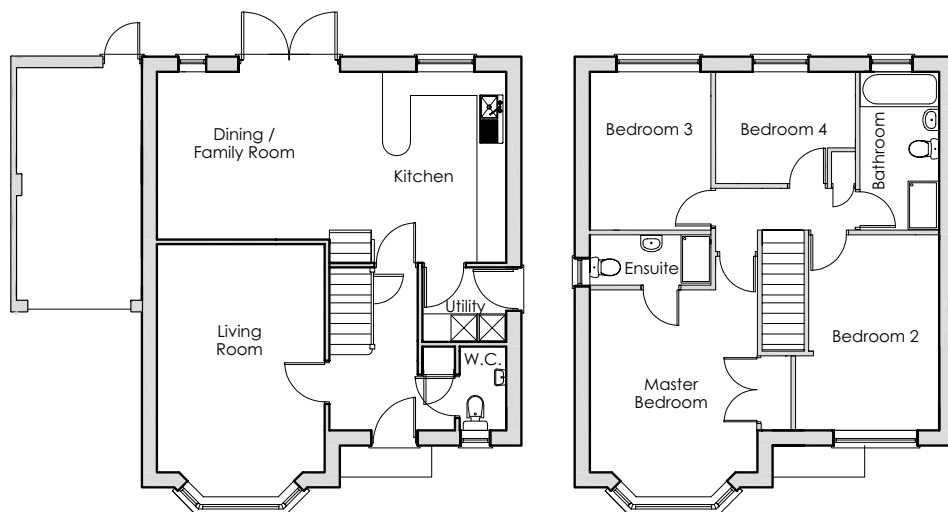
## Four Bedroom Home with Garage







Four Bedroom Home with Garage



# THE HARLECH

## Four Bedroom Home with Single Garage

A 4 bedroom detached home with single garage. The ground floor offers a spacious lounge with full depth bay window, combined spacious kitchen/dining area with French windows to rear garden, utility and WC. Upstairs the master bedroom offers full depth Bay window and en suite bathroom plus 3 further bedrooms, 2 of which are double in size and family bathroom.



### ROOM SIZES

	Metric	Imperial
Lounge	4.6m x 3.6m + Bay	15'11" x 11'8" + Bay
Kitchen/Dining Family	7.5m x 3.6m Min	24'5" x 11'8" Min
Bedroom 1	3.6m x 3.4m + Bay	11'8" x 11'4" + Bay
Bedroom 2	4.2m x 2.8m	13'7" x 9'2"
Bedroom 3	3.3m x 2.5m	11'0" x 8'4"
Bedroom 4	2.9m x 2.3m Max	9'6" x 7'6" Max

# THE CONWY PLUS

## Four Bedroom Home with Single Garage

This Conwy Plus has an identical front elevation as our standard Conwy. The difference is that this Conwy Plus is 0.9m deeper than the standard Conwy. A 4 bedroom detached home with single garage. The ground floor offers a spacious front to rear lounge with French windows to rear garden, combined kitchen/dining area, utility room, WC. Upstairs features a master bedroom with en suite bathroom plus 3 further bedrooms and family bathroom.

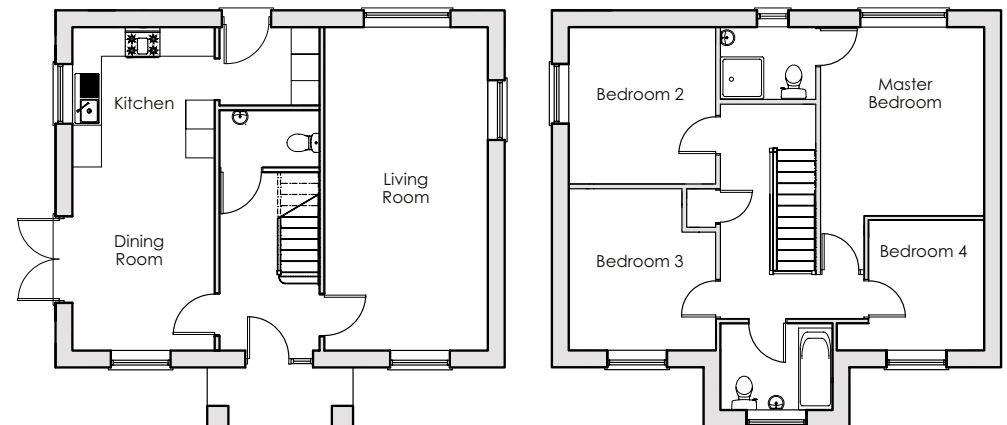


### ROOM SIZES

	Metric	Imperial
Lounge	6.7m x 3.35m	21'1" x 11'0"
Kitchen / Dining	6.7m x 2.9m	21'1" x 9'7"
Bedroom 1	3.9m x 3.35m	12'8" x 11'0"
Bedroom 2	3.2m x 3.0m	10'6" x 9'10"
Bedroom 3	3.3m x 3.0m	10'10" x 9'10"
Bedroom 4	2.65m x 2.35m	8'9" x 7'8"



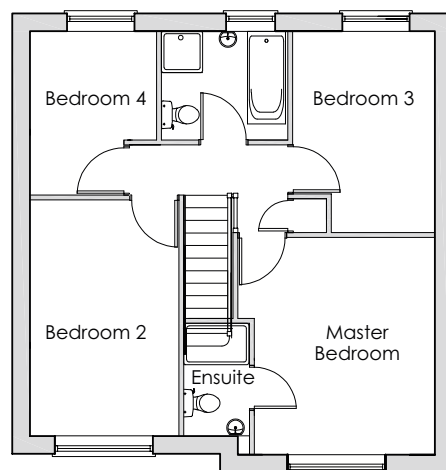
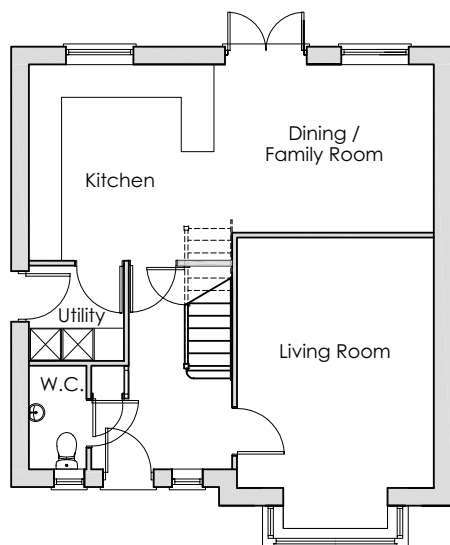
## Four Bedroom Home with Garage







Four Bedroom Home with Garage



# THE RHUDDLAN

## Four Bedroom Home with Single Garage

A 4 bedroom detached home with single garage. The ground floor offers a spacious lounge with full depth bay window, combined spacious kitchen/dining area with French windows to rear garden, utility room, WC. Upstairs features a master bedroom with en-suite bathroom plus 3 further bedrooms, 1 of which is double in size and family bathroom.



### ROOM SIZES

	Metric	Imperial
Lounge	4.5m x 3.6m + Bay	15'0" x 11'8" + Bay
Kitchen/Dining Family	7.3m x 2.9m/3.5m	24'1" x 9'8"/11'7"
Bedroom 1	3.9m x 3.2m	12'8" x 10'4"
Bedroom 2	4.2m x 2.6m	14'0" x 8'8"
Bedroom 3	3.6m x 2.5m	12'0" x 8'4"
Bedroom 4	2.9m x 2.3m	9'6" x 7'6"

# THE BEAUMARIS

## Three Bedroom Home with Garage

A 3 bedroom detached home with single garage. The ground floor offers an attractive lounge with French windows to rear garden, spacious front to rear kitchen dining area and WC. Upstairs offers a master bedroom with en suite bathroom plus 2 further bedrooms and family bathroom.

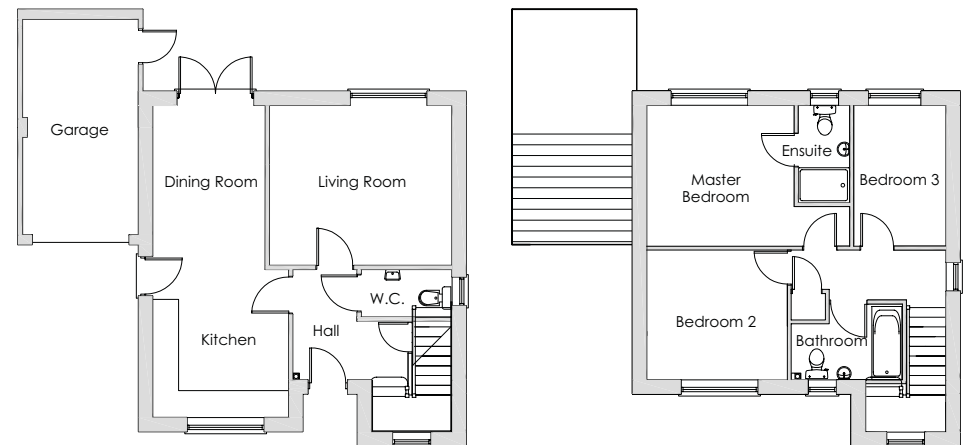


### ROOM SIZES

	Metric	Imperial
Lounge	4.2m x 3.6m	13'9" x 12'0"
Kitchen	3.9m x 3.3m Max	12'9" x 10'10" Max
Dining	3.2m x 2.6m	10'6" x 8'6"
Bedroom 1	3.3m x 3.2m	10'10" x 10'6"
Bedroom 2	3.3m x 3m	10'10" x 9'10"
Bedroom 3	3.2m x 2.1m	10'6" x 7'1"



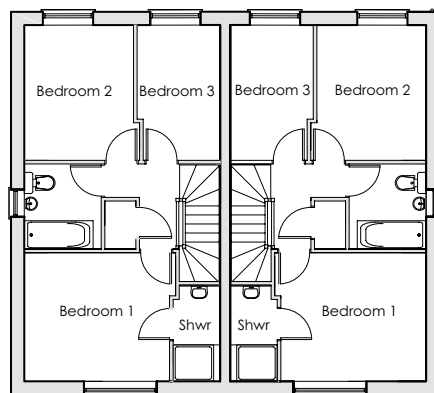
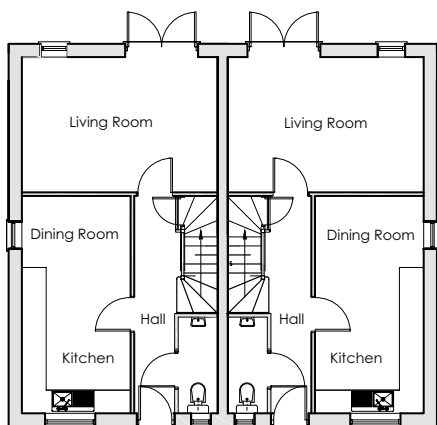
## Three Bedroom Home with Garage







Three Bedroom Home



# THE EWLOE

## Three Bedroom Home

A great home for a family or for a couple seeking flexible living space, the three bedroom Ewloe is a great compact house with big personality!

With a large living room and open plan kitchen/dining room, plus an individual downstairs cloakroom - this is a home just waiting for you to add your unique signature. High specification wall, roof and ground floor insulation are all included in the amazing value price, plus a high efficiency gas boiler, your choice of kitchen units and worktops and double glazing throughout.

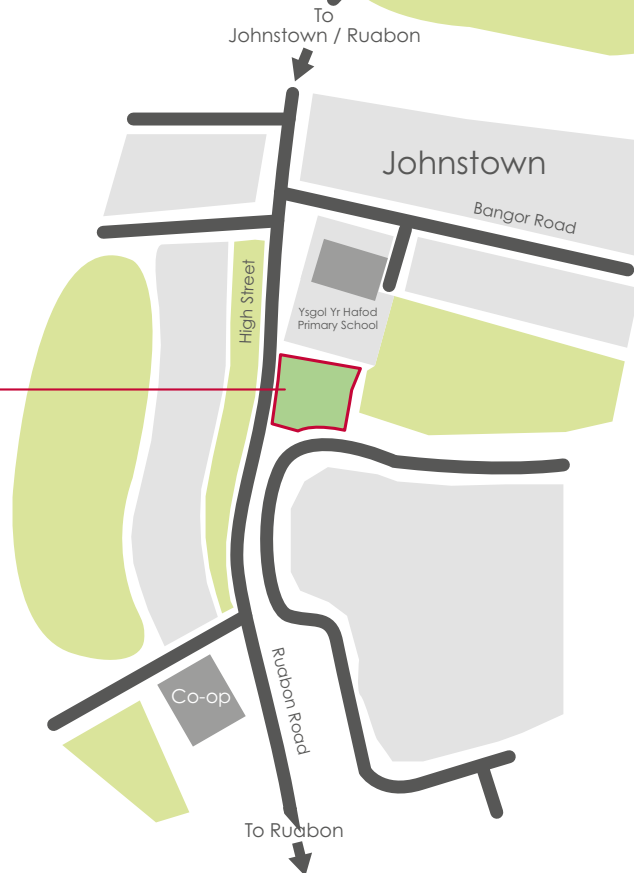
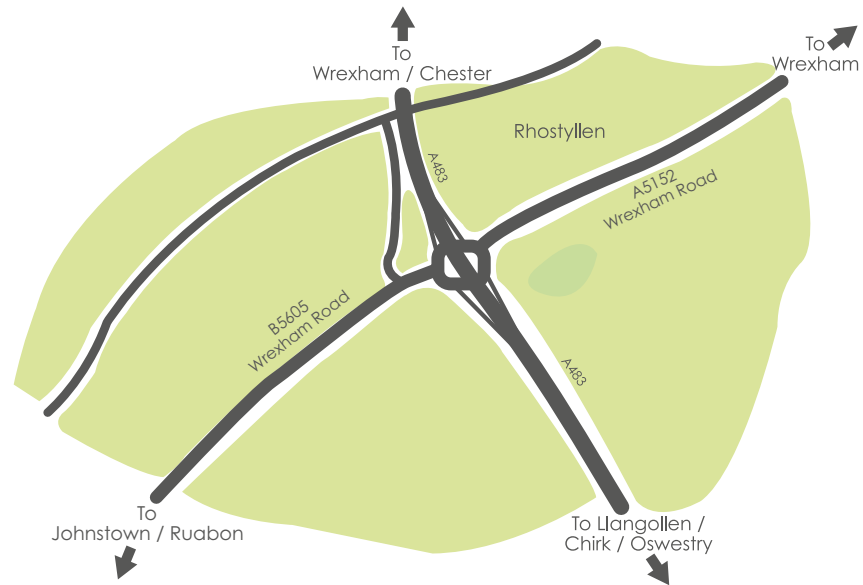


### ROOM SIZES

	Metric	Imperial
Lounge	4.75m x 3.25m	15'7" x 10'8"
Kitchen / Dining	5.3m x 2.6m	17'4" x 8'6"
Bedroom 1	3.5m x 3.10m	11'6" x 10'2"
Bedroom 2	3.25m x 2.6m	10'8" x 8'6"
Bedroom 3	3.25m x 2.0m	10'8" x 6'7"

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For more information call **07940 538 711** or visit [www.gowerhomes.co.uk](http://www.gowerhomes.co.uk)



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Raising Standards. Protecting Homeowners

BEST SMALL DEVELOPMENT  
2019 WINNER  
2018 WINNER  
2017 WINNER  
2015 WINNER  
2013 WINNER  
2012 WINNER



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