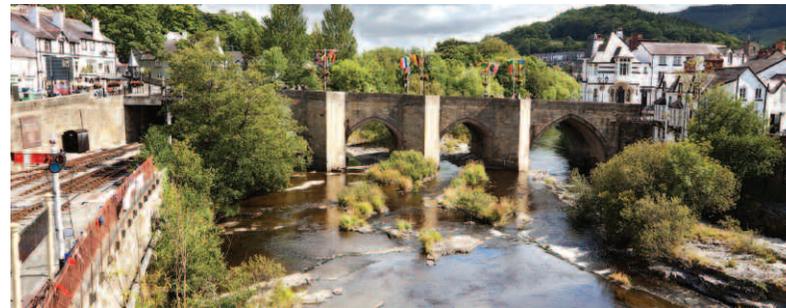
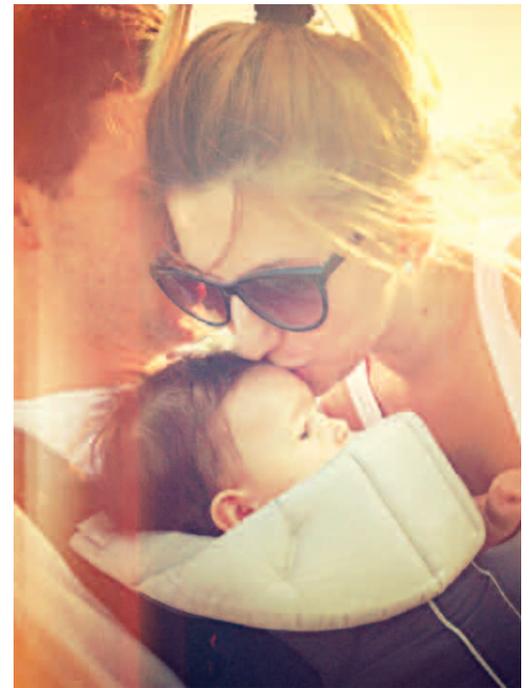


*Burton Rise*  
ACREFAIR

GOWER  
HOMES





# Burton Rise

## ACREFAIR

Burton Rise is a select development of 7 quality, 2 and 3 bedroom houses suitable for first time buyers, young families or investors. There are 2 different house types to choose from.

Burton Rise is just a 10 minute drive from the historic town of Llangollen. Other places of interest are Erddig Hall, Chirk Castle, the beautiful city of Chester and Pontcysyllte aquaduct which recently became Wales' newest world heritage site. Slightly further afield is Snowdonia, less than 1 hour away.

Easy access to the A483 to the M53, M56 & M6 to major cities in the north west and two international airports at Liverpool and Manchester.

Gower Homes Ltd are Wrexham based NHBC registered house builders and have built over 800 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 & 2014 Awards for our recently completed developments, Greenbank Court, Westminster Rise & The Sidings.

# GOWER HOMES



Three Bedroom home



# THE DURHAM

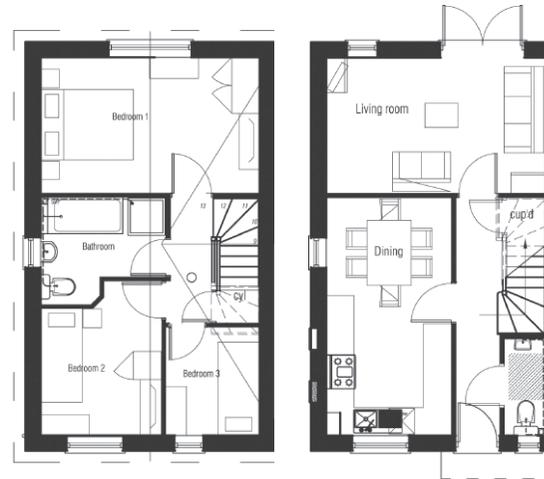
## Three Bedroom home

Traditionally built for spacious family living, the three bedroom Durham has a contemporary open plan kitchen and dining room - and you can choose from a selection of quality kitchen units, worktops and cooker hoods.

Low running costs are incorporated into the design, with high specification wall, roof and ground floor insulation, double glazed throughout and an energy efficient gas boiler and heating system. Low maintenance is also a priority, with full double glazing and uPVC fascia bargeboards, soffits, doors and windows.

### ROOM SIZES

	Metric	Imperial
Lounge	4.725m x 2.830m	15'6" x 9'3" max
Kitchen / Dining	5.055m x 2.495m	16'7" x 8'2"
Bedroom 1	4.725m x 2.870m	15'6" x 9'5"
Bedroom 2	2.890m x 2.555m (max)	9'6" x 8'4" max
Bedroom 3	2.150m x 2.000m	7'1" x 6'6"



First Floor Layout Plan

Ground Floor Layout Plan

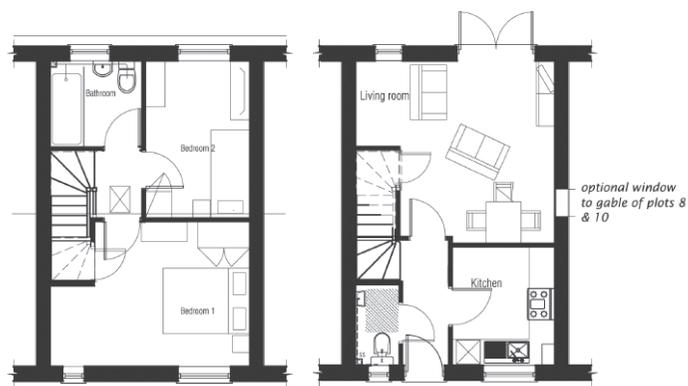


# THE KENDAL

## Two Bedroom home

Beautifully designed for easy living, "The Kendal" features a spacious living room, quality fitted kitchen, downstairs cloakroom and one large double bedroom and one spacious single bedroom.

High value wall, roof and ground floor insulation plus a high efficiency gas boiler and double glazing throughout help reduce running costs. Also uPVC fascia bargeboards, doors, windows and soffits contribute to low maintenance - for easy living.



First Floor Layout Plan

Ground Floor Layout Plan



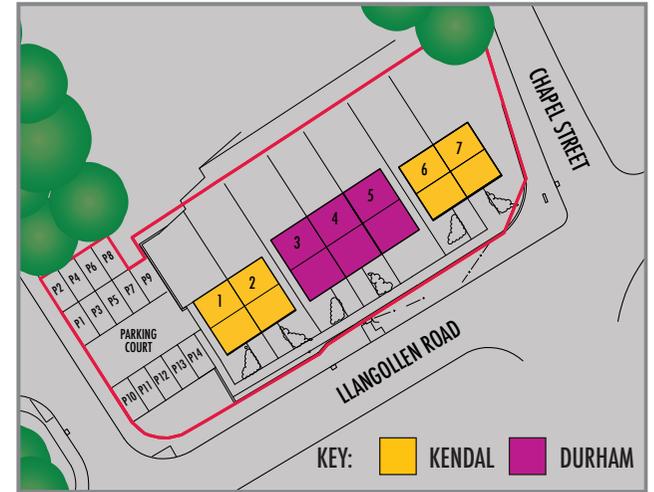
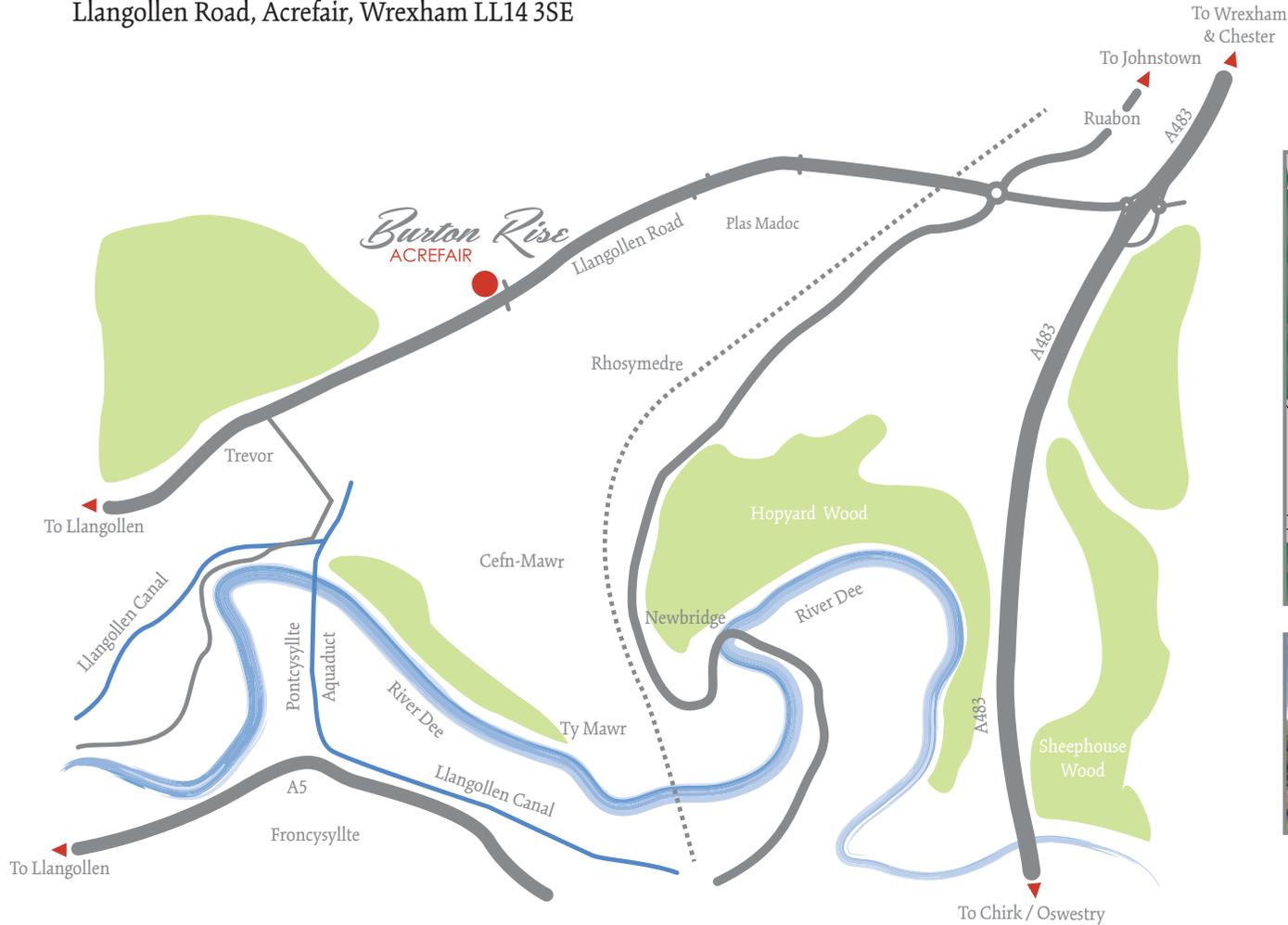
2 Bedroom home

### ROOM SIZES

	Metric	Imperial
Lounge	4.615m x 4.085m	15'1" x 13'4" max
Kitchen	2.720m x 2.135m	8'10" x 7'0"
Bedroom 1	4.61m x 3.27m (max)	15'1" x 10'9" (max)
Bedroom 2	3.580m x 2.360m	11'8" x 7'8"

# SITE PLAN & LOCATION

Llangollen Road, Acrefair, Wrexham LL14 3SE



## HELP TO BUY WALES

### YOU COULD BE MOVING INTO YOUR BRAND NEW HOME WITH ONLY A 5% DEPOSIT!

Thanks to the Welsh Assembly government scheme equity loans are now available for homes worth up to £300,000. With Help to Buy Wales the Welsh Government will lend you up to 20% of the property value through an equity loan. You'll only need to secure up to a 75% mortgage from a bank or building society. You won't be charged any loan fees for the first 5 years of owning your own home.

Help to Buy - Wales allows eligible purchasers to buy new-build homes with assistance from the Welsh Government in the form of a shared equity loan.



Cefnogrir gan  
Lywodraeth Cymru  
Supported by  
Welsh Government



## SPECIFICATIONS

### General

All properties will be traditionally built timber framed construction White framed uPVC double glazing throughout. Gas central heating with high quality combi-boiler and thermostatic radiator valves. High security insulated external doors. Exceptional levels of wall, roof and ground floor insulation. Maintenance friendly white uPVC fascias, bargeboards and soffits. NHBC 10 year structural warranty.

### External

Turf and planting to front garden

### Kitchen

An extensive choice of quality fitted kitchen units and worktops. Single oven with gas or electric hob, cooker hood.

### Bathroom

Free standing sanitary ware in white. Chrome taps and fittings. Choice of tiles.

### Electrical

Front external porch light. BT point to lounge and master bedroom. Front door bell. Mains operated smoke detectors with battery backup.

### Low running costs

Low running costs and easy maintenance are hallmarks of Gower Homes, our houses are built with exceptional thermal efficiency and innovative energy saving features to reduce running costs.

- Energy efficient kitchen appliances
- Water saving dual flush toilets and low flow basin taps
- The most efficient gas central heating system with combi boiler and thermostatic valves
- Advanced timber frame technology with very high specification roof and wall insulation
- Low energy lighting
- High value insulation, low maintenance UPVC windows

### Terms and conditions

None of the statements contained in these particulars are to be relied upon as statement or representation of fact. Any intended purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each statement contained in these particulars. The developer does not make or give, nor does any person in their employ have the authority to make or give, any representation or warranty whatsoever in relation to Burton Rise or any part of it. We reserve the right to vary the specification at any time and purchaser should note that the picture is an example of the house type and not a picture of the actual house. Additional detailed plans and specifications are available for inspection at our sales office during normal working hours. Boundaries, driveways and landscaping are illustrative purposes only and room sizes are for guidance only and can be confirmed on site at plastering stage if required.

# Burton Rise

ACREFAIR

## GOWER HOMES

For more information call Carol  
on 01978 821998 or visit  
[www.gowerhomes.co.uk](http://www.gowerhomes.co.uk)



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