



Mottram Gardens

LLAY - WREXHAM

A quality development of 18
three & four bedroom homes



Life's great in award winning

GOWER
HOMES

SITE PLAN

KEY:

- HARLECH - 124m² / 1336 sq ft
- RHUDDLAN - 113m² / 1217 sq ft

- CONWY - 102m² / 1103 sq ft
- BEAUMARIS - 96m² / 1035 sq ft
- HAWARDEN - 84m² / 910 sq ft



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HOMES**

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For more information call **01978 291441** or visit www.gowerhomes.co.uk

Mottram Gardens

LLAY - WREXHAM

Mottram Gardens is named after the former Manager of Llay Colliery Mr T W Mottram, who made the welfare of the miners his highest priority during his time between 1928-1947. From 1914 until its closure in 1966 the colliery was one of the deepest in the county and at its peak employed over 3000 people!

Situated just 15 minutes away from Chester City Centre and 10 minutes from Wrexham Town Centre this beautiful private scheme consists of 18 three & four bedroom family homes. Located next to the impressive Llay Miners Welfare Institute, Mottram Gardens offers 5 different house types to choose from so you are sure to find the perfect home for you and your family.

Being ideally situated so close to Chester and Wrexham, everything you could possibly need is right on your doorstep, whether it's a day at Chester Races, fabulous shopping or the huge selection of great restaurants and bars you're looking for there is something for everyone.

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

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

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



Raising Standards. Protecting Homeowners

MAINTENANCE

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

- The area of open space & tree management
- Open space boundary treatment
- The long term maintenance of the private drives

Each of the 18 owners will have a share in the Mottram Gardens (Wrexham) Ltd Management Company. Once the last property is sold, the owners will control the Management Company, which will be administered by the Managing Agents, Beresford Adams Commercial.

The initial service charge has been estimated at approximately £480.00 per property per year.

GOWER HOMES

Gower Homes Ltd are Wrexham based NHBC registered house builders and have built over 900 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** Awards for our recently completed developments, Greenbank Court, Westminster Rise, The Sidings, Burton Rise and Walnut Court.

Gower Homes - A local name that you can trust. Who have never sold leasehold houses (**ALWAYS FREEHOLD**) Consistently building houses in Wrexham for over 30 Years

OTHER DEVELOPMENTS

We are currently building 2, 3 & 4 bedroom homes in Gwersyllt, Wrexham. Coming soon - Minera, Gresford and Llangollen.

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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

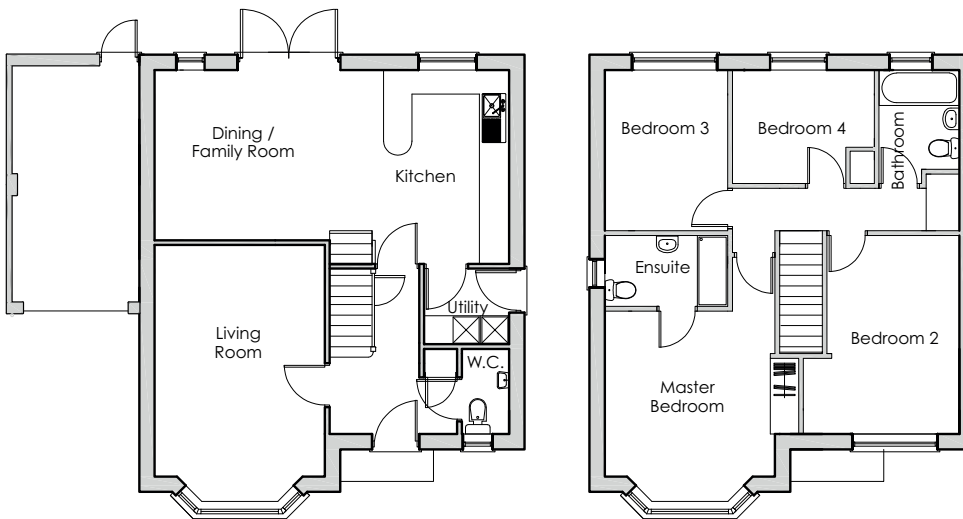


ROOM SIZES

	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



Four Bedroom Home with Garage



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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

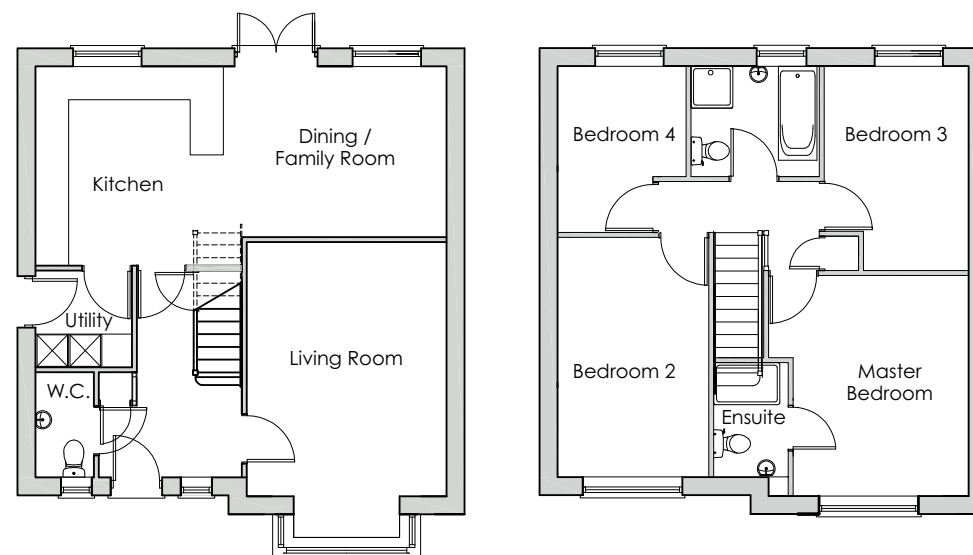


ROOM SIZES

	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"



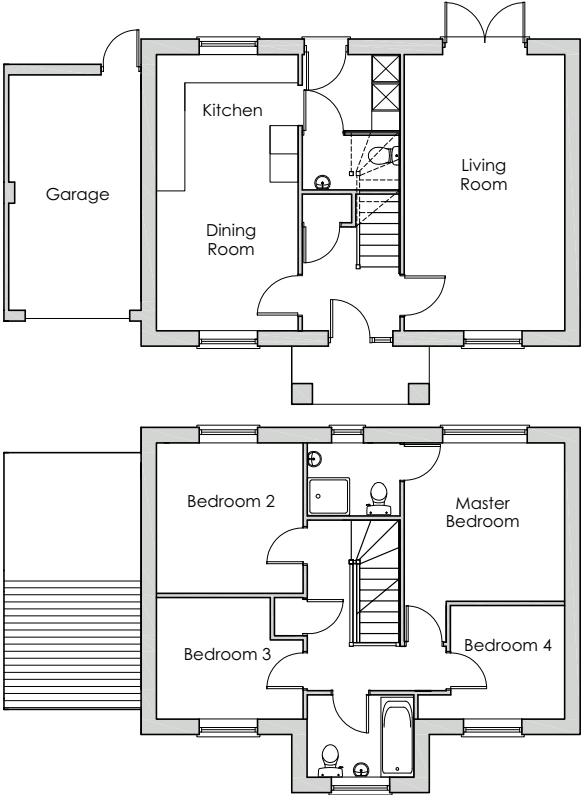
Four Bedroom Home



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Four Bedroom Home



THE CONWY

Four Bedroom Home with Single Garage

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	5.8m x 3.3m	19'1" x 11'0"
Kitchen / Dining	5.8m x 2.9m	19'1" x 9'8"
Bedroom 1	3.4m x 3.3m	11'4" x 11'0"
Bedroom 2	3.1m x 2.9m	10'4" x 9'6"
Bedroom 3	2.9m x 2.5m	9'7" x 8'3"
Bedroom 4	2.5m x 2.2m	8'3" x 7'3"

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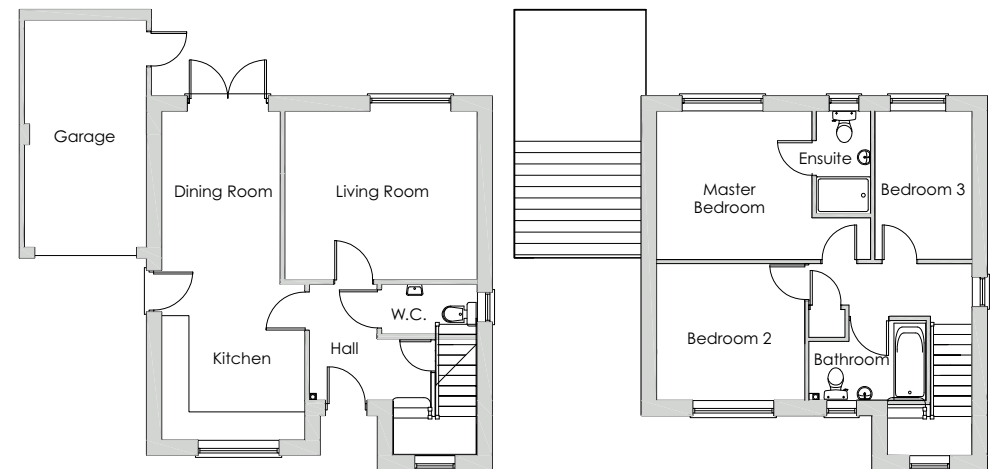
THE BEAUMARIS

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



Three Bedroom Home with Garage



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	3.2m x 3.0m	10'6" x 9'10"
Bedroom 3	3.2m x 2.1m	10'6" x 7'1"

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THE HAWARDEN

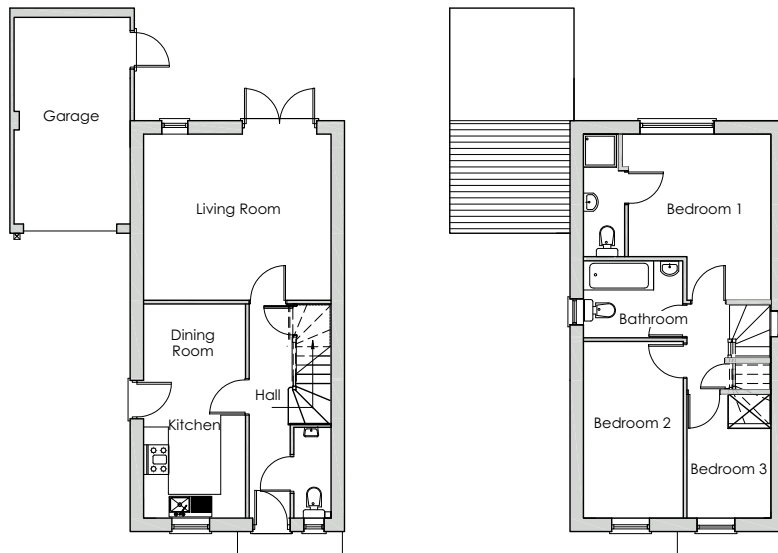
Three Bedroom Detached Home With Garage

Offering a different view on quality living design. The Hawarden features a large living room and open plan kitchen / dining room, en-suite facilities to main bedroom plus two further bedrooms. Our extensive choice of quality kitchen units and worktops means that you can really add your signature to the design - giving you a great environment to entertain family and friends.

Low running and maintenance costs are assured as the Hawarden has high value wall, roof and ground floor insulation specifications plus a high efficiency gas boiler and radiators. Our uPVC fascia bargeboards and soffits are maintenance free matched by doors and windows double glazed throughout to the highest standards.



3 Bedroom Detached Home With Garage



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ROOM SIZES

	Metric	Imperial
Lounge	4.50m x 3.98m	14'9" x 13'1"
Kitchen / Dining	5.14m x 2.42m	16'10" x 8'0"
Bedroom 1	3.98m x 3.56m	13'1" x 11'8"
Bedroom 2	4.23m x 2.37m	13'10" x 7'9"
Bedroom 3	2.95m x 1.98m	9'8" x 6'6"

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.

For further information speak to our Sales Manager or visit helptobuywales.co.uk

Help to Buy-Wales Support



3 Bedroom home worth £200,000, could be yours for monthly mortgage payments **below £557 per month*** with **5% deposit** only, **20% Help to Buy** & **75% mortgage** £150,000.

*Current mortgage rates at December 2018 with repayments fixed at 2.04% for 2 years (£557 per month) then reverting after 24 months reverting to the variable rate of 4.24% (£726 per month).



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GOWER HOMES

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

ENVIRONMENTAL IMPACT

Mottram Gardens is situated on the edge of a Village the environmental impact of our site operations will not just be minimal but will actually have a positive effect on the local environment during the lifetime of the development and in the long term:

- We will drain the roof and road water by way of a balancing pond and underground storage thus reducing the pressure on the existing surface water sewer network.
- Thoughtful landscaping and planting to the open space and garden areas will enhance the site's biodiversity.

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. Fitted with security alarms and sprinklers. 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. Double oven with gas or electric hob, cooker hood, fridge freezers to some plots.

BATHROOM

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

ELECTRICAL

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

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LLAY NEW ROAD, LLAY
WREXHAM, LL12 0TH





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LLAY - WREXHAM

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Gower Homes, 8 Temple Row, Wrexham LL13 8LY. Tel: 01978 291364



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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 Mottram Gardens 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.

