



Packsaddle Bank
— PENTREBYCHAN —



AN EXCLUSIVE DEVELOPMENT OF OUTSTANDING THREE AND FOUR BEDROOM HOMES

GOWER
HOMES





Packsaddle Bank is a select development of just 11 3&4 bedroom houses suitable for families. There are 6 different house types to choose from.

Just three miles from Wrexham town centre Packsaddle Bank has the best of both worlds, situated in the semi rural hamlet of Pentrebychan and yet just a 10 minute drive from the town centre, now hailed as the shopping capital of North Wales following the completion of the 95 million Eagles Meadow retail development.

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 9 miles from Packsaddle Bank. Llangollen being home to the Eisteddfod, numerous restaurants, the historic railway (with it's 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.

Convenient location immediately adjacent to the main bus route linking Pentrebychan with Wrexham and Llangollen.

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.

For more information call Carol on **01978 800 168** or visit www.gowerhomes.co.uk

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

Each of the 11 owners will have a share in the Packsaddle Bank 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 £350.00 per property, per year.

GOWER HOMES

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 & 2015** Awards for our recently completed developments, Greenbank Court, Westminster Rise & The Sidings.

OTHER DEVELOPMENTS

Keep an eye out for our other developments at Walnut Court, Wrexham and Gwersyllt
coming soon...



IN PARTNERSHIP WITH

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SITE PLAN



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KEY:

- BEAUMARIS - 96m² / 1035 sq ft
- CONWY - 102m² / 1103 sq ft
- RHUDDLAN - 113m² / 1217 sq ft
- HARLECH - 124m² / 1336 sq ft
- CHIRK - 133m² / 1432 sq ft
- POWIS - 148m² / 1595 sq ft



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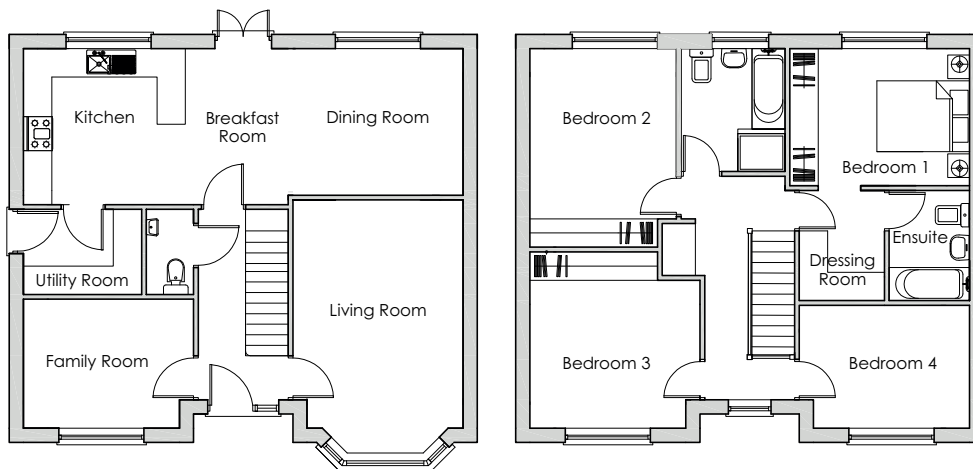
THE POWIS Plot 1

Four Bedroom Home with Double Garage

A 4 bedroom detached home with double garage. The ground floor offers a spacious lounge with full depth window, a huge 29ft long combined kitchen/dining/entertaining area with French doors leading to the rear garden, utility room, family room/study and WC. Upstairs the master bedroom offers built in wardrobes as well as a separate dressing area and en suite bathroom plus a further 3 double bedrooms and family bathroom



Four Bedroom Home



ROOM SIZES

	Metric	Imperial
Lounge	4.8m x 3.3m + Bay	15'9" x 10'8" + Bay
Kitchen / dining	9.2m x 3.3m	29'11" x 10'8"
Snug	3.3m x 2.7m	10'8" x 8'10"
Bedroom 1	3.7m x 2.8m + Dressing Room	12'4" x 9'5" + Dressing Room
Bedroom 2	4.2m x 3m	13'8" x 10'0"
Bedroom 3	3.7m x 3.3m	12'1" x 10'8"
Bedroom 4	3.6m x 2.5m	11'8" x 8'5"

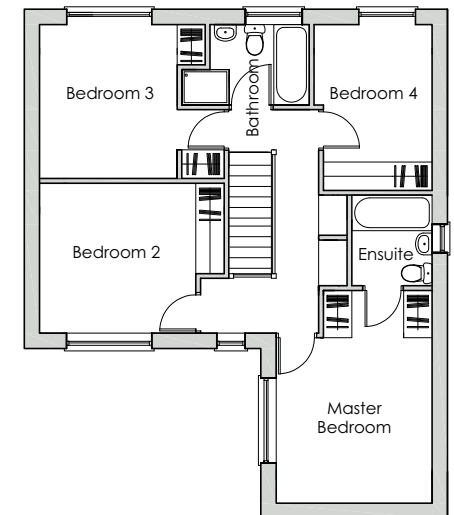
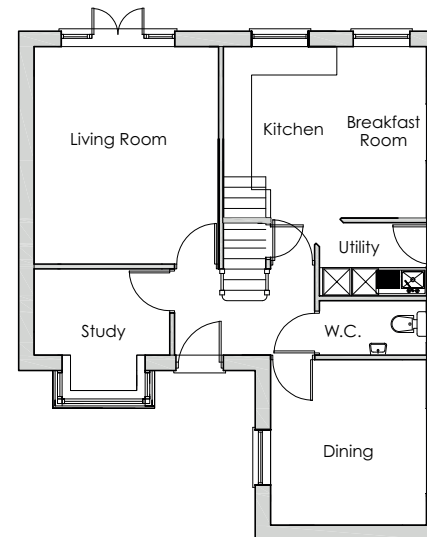
THE CHIRK Plots 4 & 5

Four Bedroom Home with Double Garage

A 4 bedroom detached home with double garage. The ground floor offers an attractive lounge with French windows to the rear garden, combined kitchen/breakfast area and utility, formal dining room, study with full depth bay window, WC. Upstairs the master bedroom comes with an en suite bathroom plus 3 further bedrooms, two of which are double in size and family bathroom



Four Bedroom Home with Garage



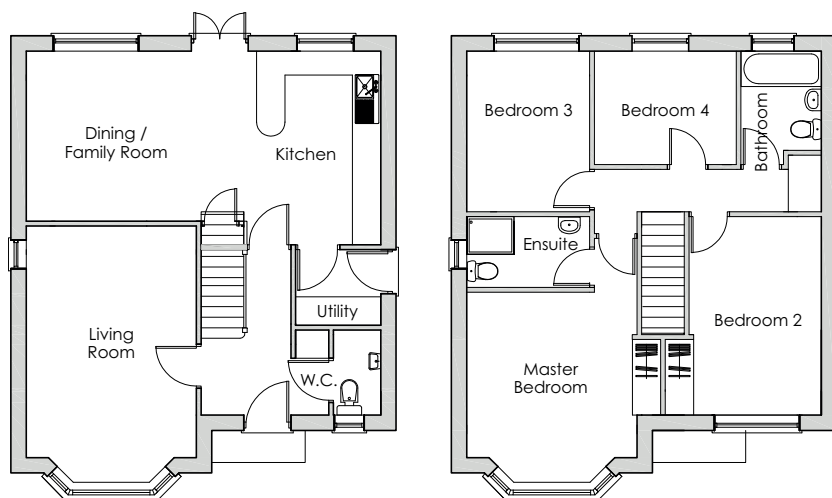
ROOM SIZES

	Metric	Imperial
Lounge	4.5m x 3.9m	15'0" x 12'8"
Kitchen/Breakfast	4.2m x 3.6m	13'11" x 11'9"
Dining	3.4m x 3.2m	11'4" x 10'8"
Study	2.8m x 1.8m + Bay	9'3" x 5'10" + Bay
Bedroom 1	3.4m x 3.2m + Wardrobe Area	11'4" x 10'8" + Wardrobe Area
Bedroom 2	3.8m x 3.1m	12'7" x 10'3"
Bedroom 3	3.2m x 2.9m	10'7" x 9'5"
Bedroom 4	3.4m x 2.4m	11'4" x 8'0"

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Four Bedroom Home with Garage



THE HARLECH

Plots 8 & 11

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	7.4m 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	9'8" x 7'8"

THE RHUDDLAN

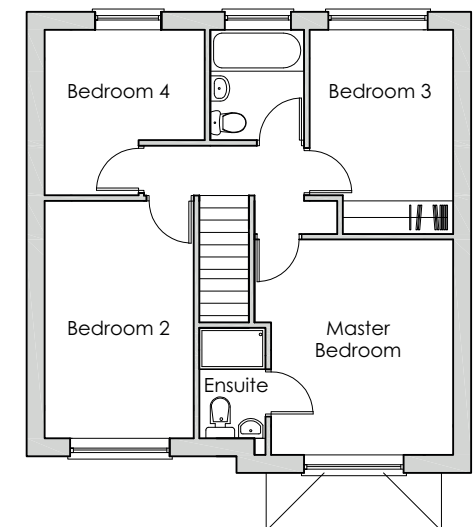
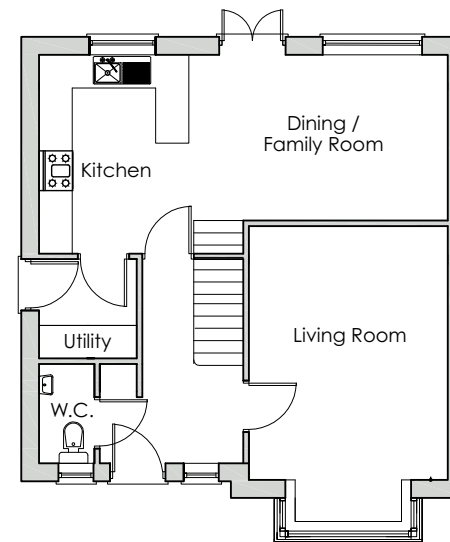
Plots 9 & 10

Four Bedroom Home with Single Garage

A 4 bedroom detached home with one oversized 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



Four Bedroom Home



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 3.3m	12'8" x 10'8"
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 2.8m Max	9'7" x 9'5" Max

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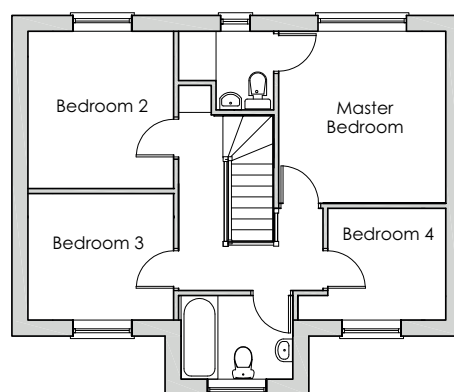
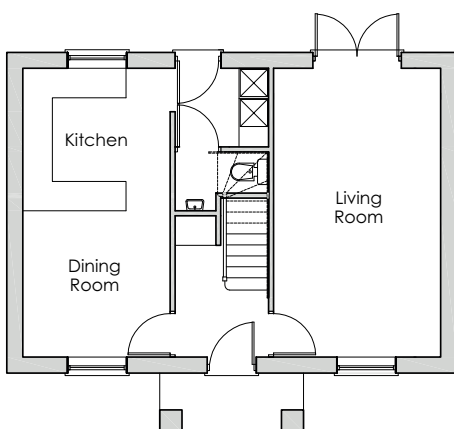


Four Bedroom Home

THE CONWY Plot 3

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

Plots 2, 6 & 7

Three Bedroom Home with Garage

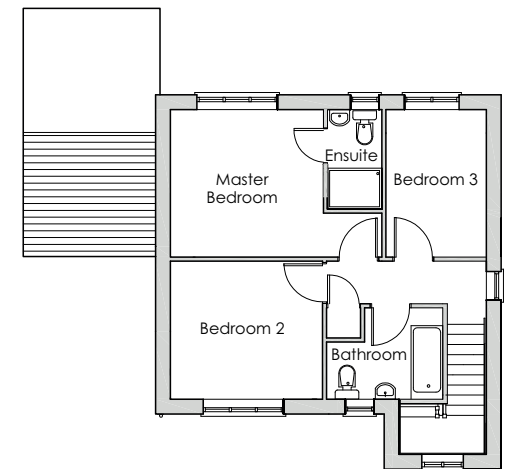
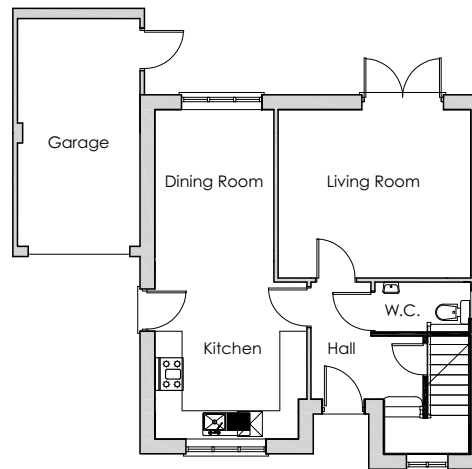
A 3 bedroom detached home with single garage. The ground floor offers an attractive lounge with French windows to rear garden, spacious front to rear kitchen dining area and WC. Upstairs offers a master bedroom with en suite bathroom plus 2 further bedrooms and family bathroom



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	3.3m x 3m	10'10" x 9'10"
Bedroom 3	3.2m x 2.1m	10'6" x 7'1"



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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, Carol Hughes or visit helptobuywales.co.uk



Cefnogrir gan
Lywodraeth Cymru
Supported by
Welsh Government

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

Although Packsaddle Bank is located in a semi rural location 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:

- Packsaddle Bank is a previously developed Brownfield site and was part of the Water Company's Premises Housing for the Works Manager
- We expect to crush and re-use over 500 tons of hardcore. We will drain the roof and road water by soakaways thus reducing the pressure on the existing surface water sewer network.
- Thoughtful landscaping and planting to encourage wildlife including the very latest bat and bird boxes which will result in enhanced 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. 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, plus fridge freezers.

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.

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 Packsaddle Bank 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.

Packsaddle Bank

—PENTREBYCHAN—

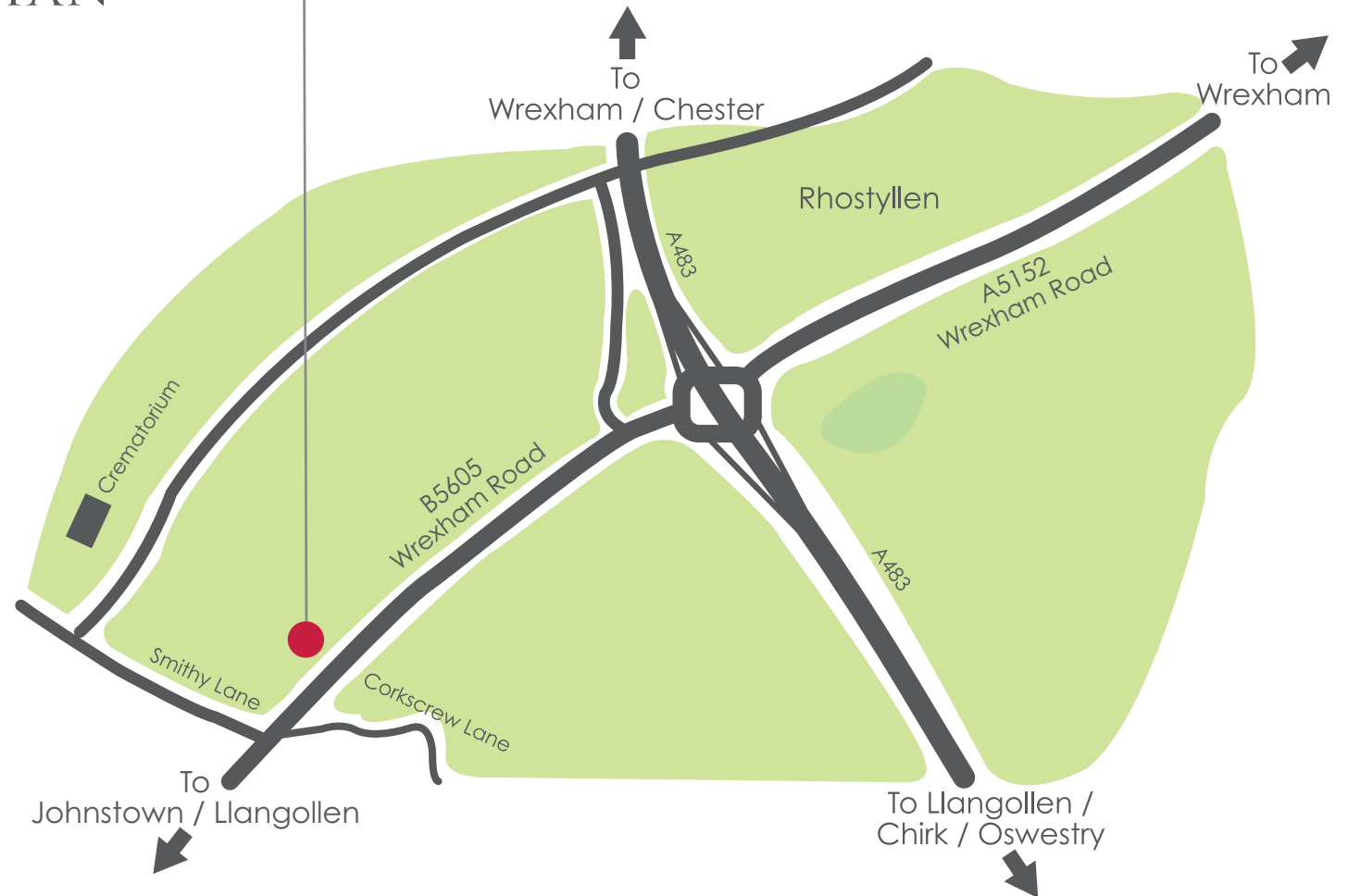
Wrexham Road
Pentrebychan
LL14 4DS

Packsaddle Bank is ideally located
Between Wrexham and Llangollen
making it the perfect choice
for families



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BEST SMALL DEVELOPMENT
2012 WINNER
2013 WINNER
2015 WINNER



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Cefnogiwr gan
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