



# ST JOHN'S MEWS

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BRYMBO



GOWER  
HOMES

# SITE PLAN



## ST JOHN'S MEWS BRYMBO

High Street  
Brymbo  
Wrexham  
LL11 5BN

**GOWER  
HOMES**

IN  
PARTNERSHIP  
WITH

*W*ingetts Ltd

### KEY:

- BEAUMARIS
- HAWARDEN
- DENBIGH
- HOLT
- KENDAL

For more information call **01978 800168** or visit [www.gowerhomes.co.uk](http://www.gowerhomes.co.uk)

# ST JOHN'S MEWS

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## B R Y M B O

St John's Mews is a select development of just 13 houses with something for everyone. There are 2 and 3 bedroom houses suitable for first time buyers, families and investors. There are 5 different house types to choose from The Beaumaris, The Hawarden, The Kendal, The Denbigh and The Holt.

Just 4<sup>1/2</sup> miles from Wrexham town centre St John's Mews has the best of both worlds situated in the heart of the historic village of Brymbo it is still 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 12 miles from St John's Mews. 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.

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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Lywodraeth Cymru  
Supported by  
Welsh Government

BEST SMALL DEVELOPMENT  
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 amenity space
- The long term maintenance of the private drives, soakaways & bat house

Each of the 13 owners will have a share in the St John's Mews (Brymbo) 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 £400.00 per property, per year.

## GOWER HOMES

Gower Homes Ltd are Wrexham based NHBC registered house builders and have built over 850 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** Awards for our recently completed developments, Greenbank Court, Westminster Rise, Burton Rise and The Sidings.

## OTHER DEVELOPMENTS

Keep an eye out for our other developments at:

- Pentrebychan • Rhosddu, Wrexham. Coming soon • Gwersyllt • Llay • Llangollen



# 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

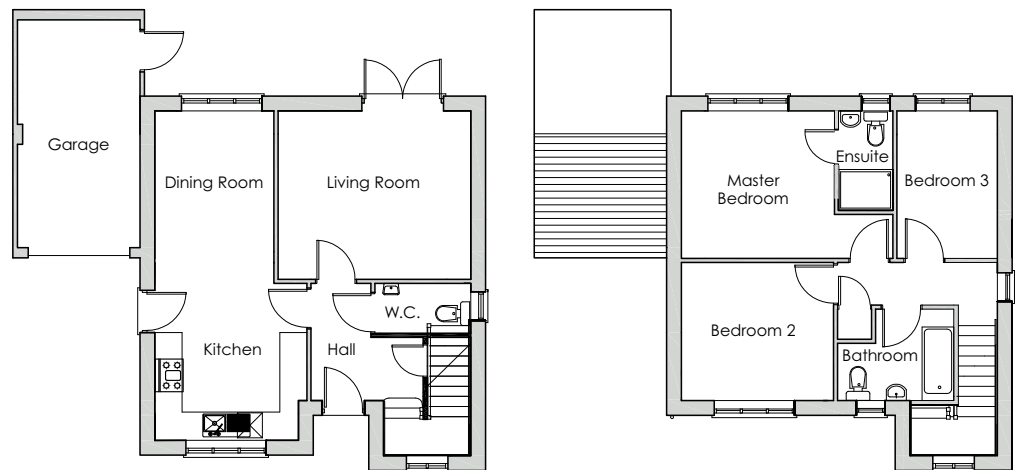


### ROOM SIZES

	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



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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 Whitby 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.

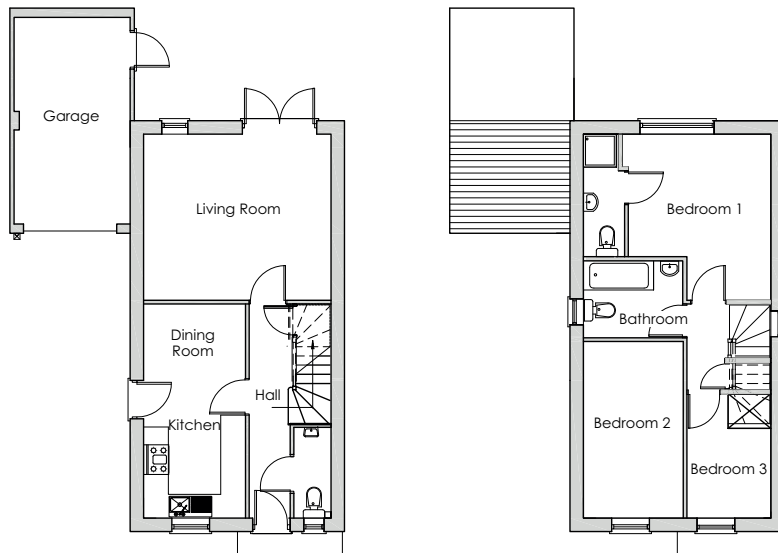


### ROOM SIZES

	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"



3 Bedroom Detached Home With Garage



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# THE DENBIGH

## Three Bedroom Home

Traditionally built for spacious family living, the three bedroom Denbigh 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.

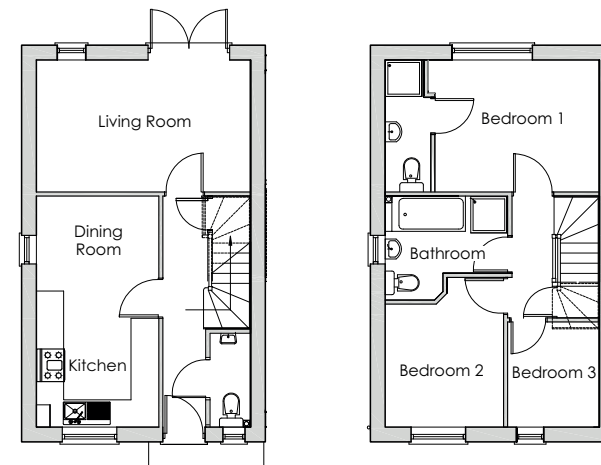


### ROOM SIZES

	Metric	Imperial
Lounge	4.725m x 2.830m (max)	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"



3 Bedroom Home



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# THE HOLT

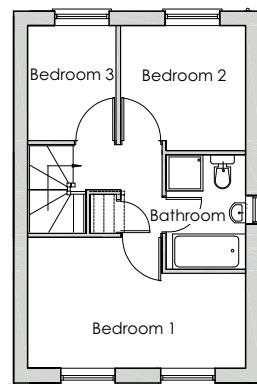
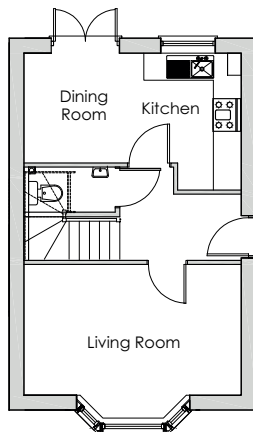
## Three Bedroom Home

A great home for a family or for a couple seeking flexible living space, the three bedroom Holt 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.



Three Bedroom Home



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### ROOM SIZES

	Metric	Imperial
Lounge	4.781m x 2.973m (max)	15'7" x 9'9" (max)
Kitchen / Dining	4.781m x 2.323m	15'7" x 7'7"
Bedroom 1	4.781m x 2.848m	15'7" x 9'4" / 6'8"
Bedroom 2	2.758m x 2.708m (max)	9'0" x 8'10" (max)
Bedroom 3	2.378m x 1.918m	7'9" x 6'3"



# 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.

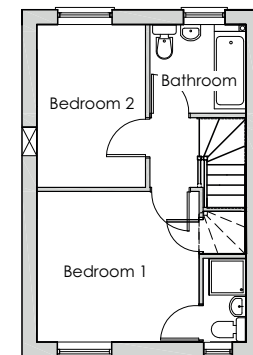
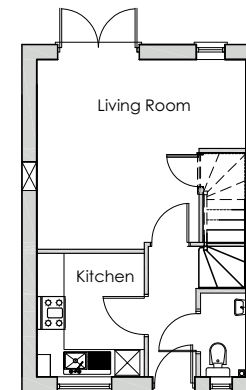


### ROOM SIZES

	Metric	Imperial
Lounge	4.615m x 4.085m (max)	15'1" x 13'4" (max)
Kitchen	2.720m x 2.135m	8'10" x 7'0"
Bedroom 1	3.56m x 3.27m	11'8" x 10'9"
Bedroom 2	3.580m x 2.360m	11'8" x 7'8"



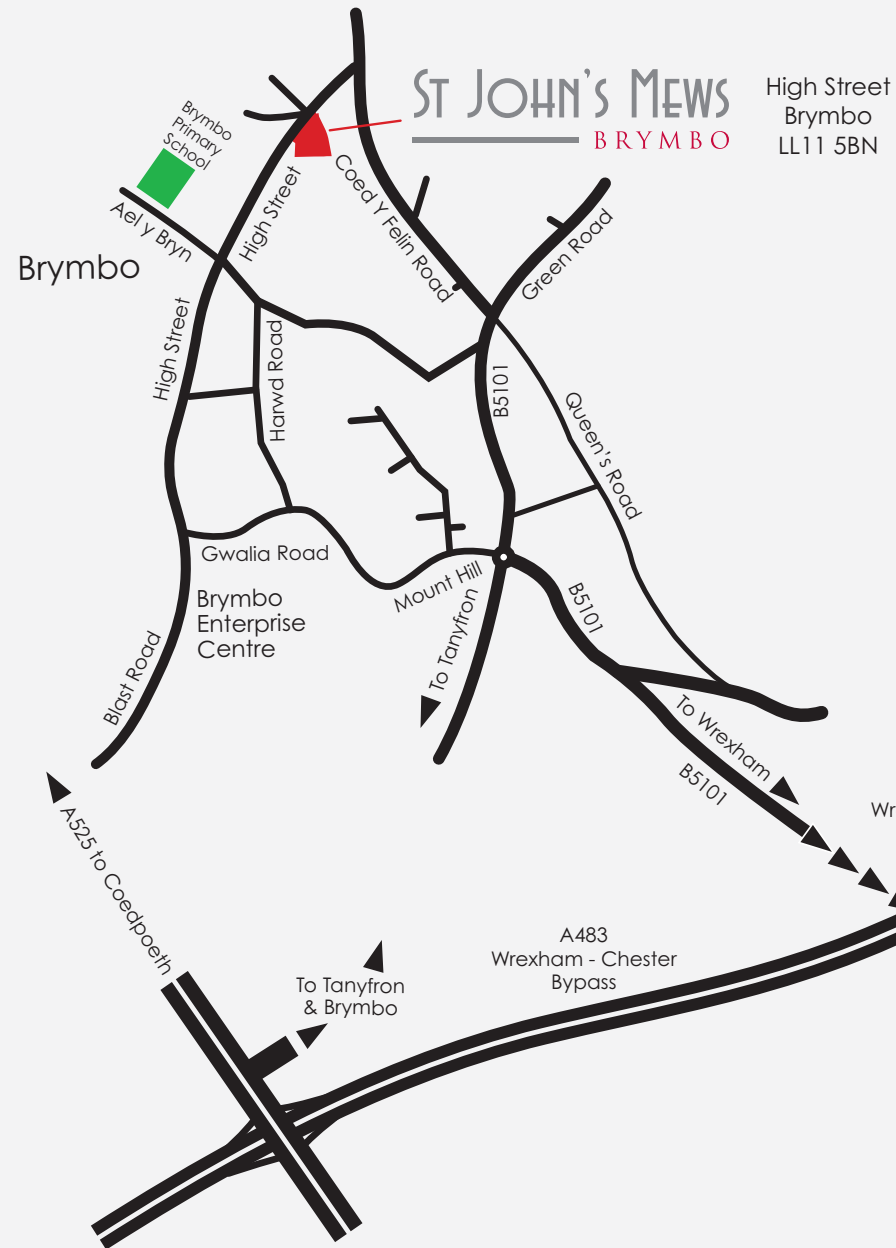
2 Bedroom Home



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# LOCATION



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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 or visit [helptobuywales.co.uk](http://helptobuywales.co.uk)

### Help to Buy-Wales Support

YOU  
5%  
DEPOSIT

Help to  
Buy-Wales  
20%

MORTGAGE  
75%

3 Bedroom home worth £154,950, could be yours for monthly mortgage payments **below £409 per month** with **5% deposit** only, **20% Help to Buy** & **75% mortgage** £116,213.



Cefnogi 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

St John's Mews is a brownfield site. 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 soakaway and underground storage thus reducing the pressure on the existing surface water sewer network.
- Existing materials are recycled where possible, following the demolition of the old school building we will re-use over 500 tons of stone. The dressed stone and welsh slate were carefully taken down for re-use elsewhere
- Thoughtful landscaping and planting to encourage wildlife including a purpose built bat house 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. 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.

### SPRINKLERS

Sprinklers will be fitted to all properties.

### 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 St John's Mews 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.

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8 Temple Row, Wrexham, LL13 8LY  
Tel: 01978 291364

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**BRYMBO**

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