



*Stanley Walks*  
WREXHAM

GOWER  
HOMES



# SITE PLAN

*Stansty Walks*  
WREXHAM



## KEY:

- POWIS - 148m<sup>2</sup> / 1595 sq ft
- CHIRK - 133m<sup>2</sup> / 1432 sq ft
- HARLECH - 124m<sup>2</sup> / 1336 sq ft
- RHUDDLAN - 113m<sup>2</sup> / 1217 sq ft
- CONWY - 102m<sup>2</sup> / 1103 sq ft
- BEAUMARIS - 96m<sup>2</sup> / 1035 sq ft
- HAWARDEN - 84m<sup>2</sup> / 910 sq ft
- DURHAM - 76m<sup>2</sup> / 820 sq ft
- HOLT - 71m<sup>2</sup> / 765 sq ft
- KENDAL - 65m<sup>2</sup> / 695 sq ft
- EWLOE - 84m<sup>2</sup> / 905 sq ft



For more information call **01978 291441** or visit [www.gowerhomes.co.uk](http://www.gowerhomes.co.uk)



# Stansty Walks

WREXHAM

Situated just 5 minutes from Wrexham Town Centre, this stunning semi-rural development of 54 two, three & four bedroom family homes is situated on the land formerly known as Boozey Fields. The name Boozey comes from the old superstition whereby evergreen Christmas decorations which were fed to the cattle living in the fields following the festive celebrations. This was thought to bring good fortune for the coming year. So with 10 different house types to choose from on this site you are sure to find the perfect home for you and your family.

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 14 miles from Stansty Walks. 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.

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.

**GOWER**  
HOMES

IN  
ASSOCIATION  
WITH



Cefnogr gan  
Lywodraeth Cymru  
Supported by  
Welsh Government

BEST SMALL DEVELOPMENT  
2017 WINNER  
2015 WINNER  
2013 WINNER  
2012 WINNER



## 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 drives and soakaways

Each of the 54 owners will have a share in the Stansty Walks 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, The Sidings and Walnut Court.

## OTHER DEVELOPMENTS

Keep an eye out for our other developments at Pentrebychan - Wrexham, Rhosddu - Wrexham and St John's Mews - Brymbo.

Coming soon - Llay, Minera and Gresford.

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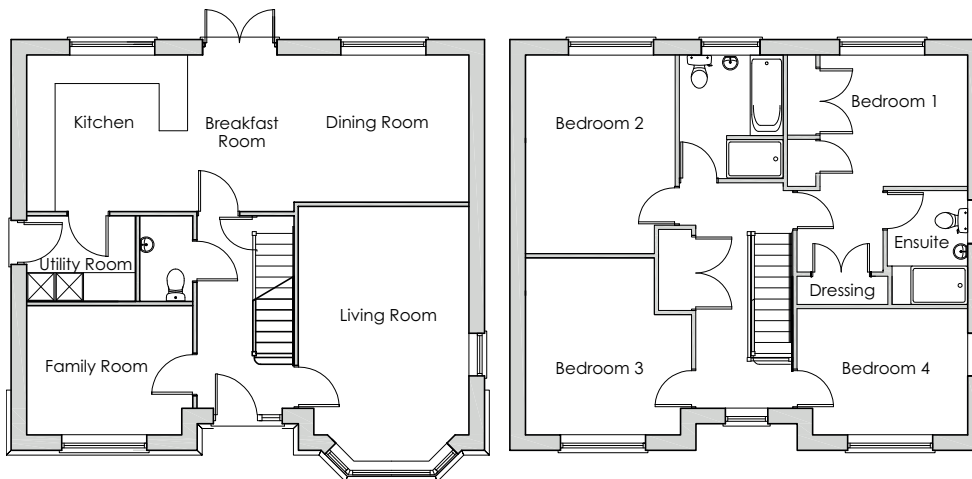
# THE POWIS

## 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



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### 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

## 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

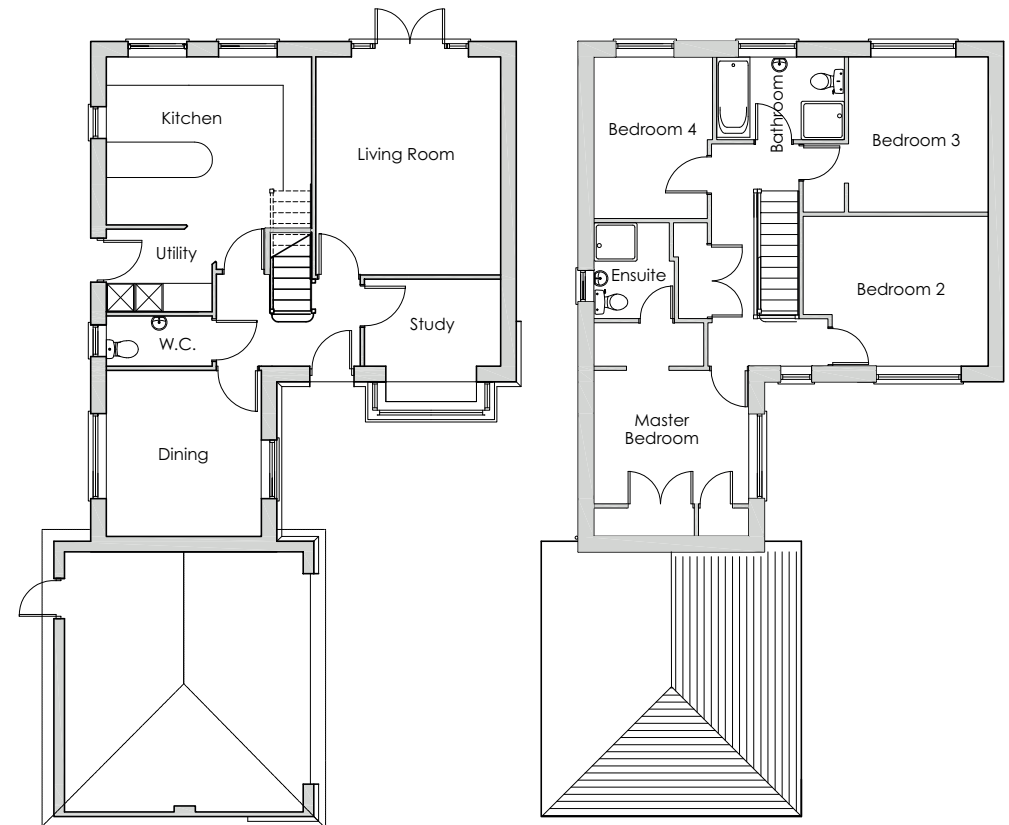


### ROOM SIZES

	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"



Four Bedroom Home with Garage



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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

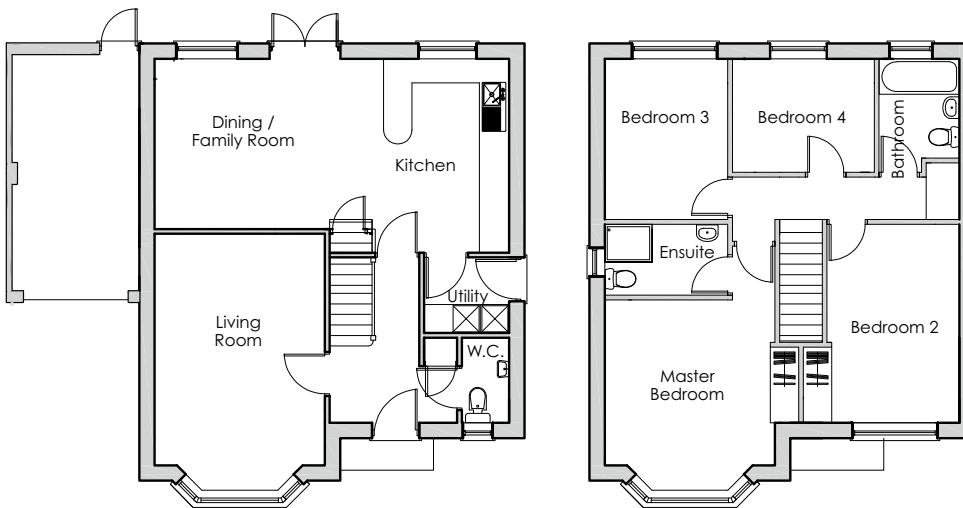


### ROOM SIZES

	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

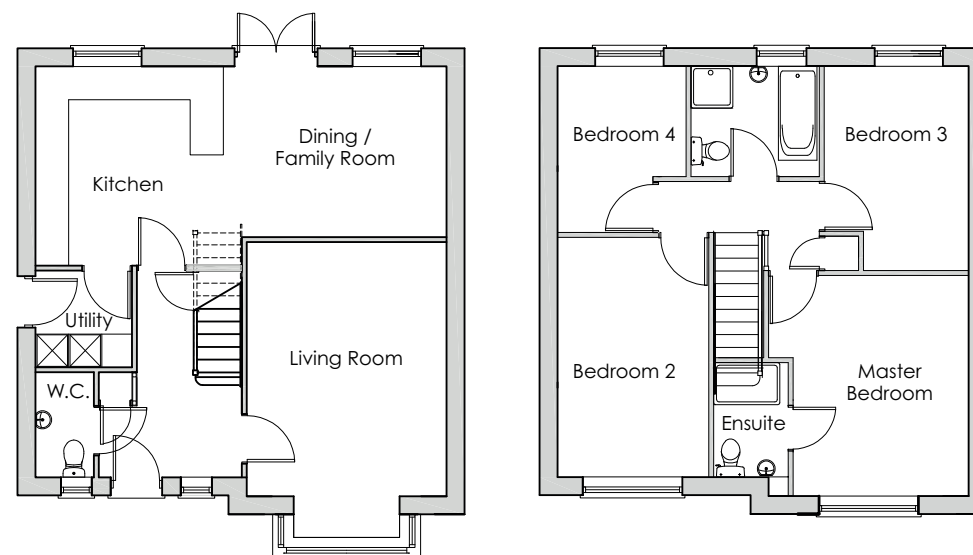


### ROOM SIZES

	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

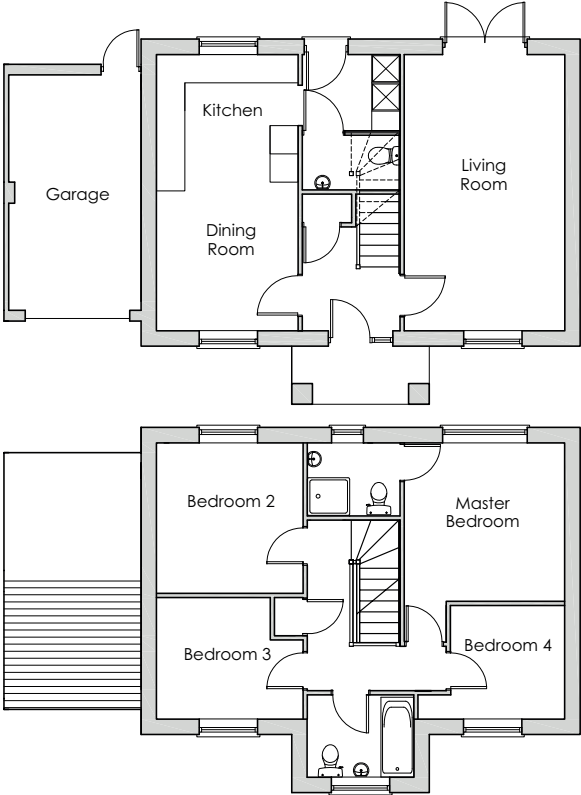


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Four Bedroom Home



# 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

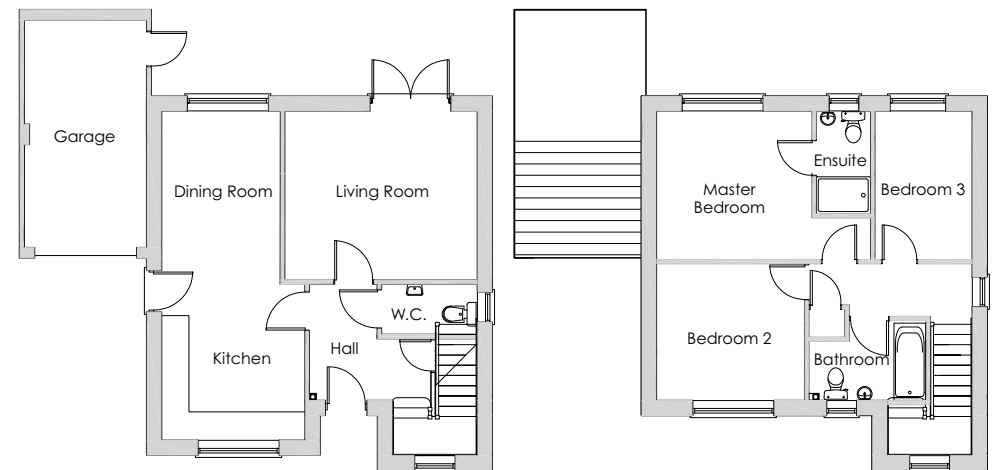
A 3 bedroom detached home with single garage. The ground floor offers an attractive lounge with French windows to rear garden, spacious front to rear kitchen dining area and WC. Upstairs offers a master bedroom with en suite bathroom plus 2 further bedrooms and family bathroom



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.

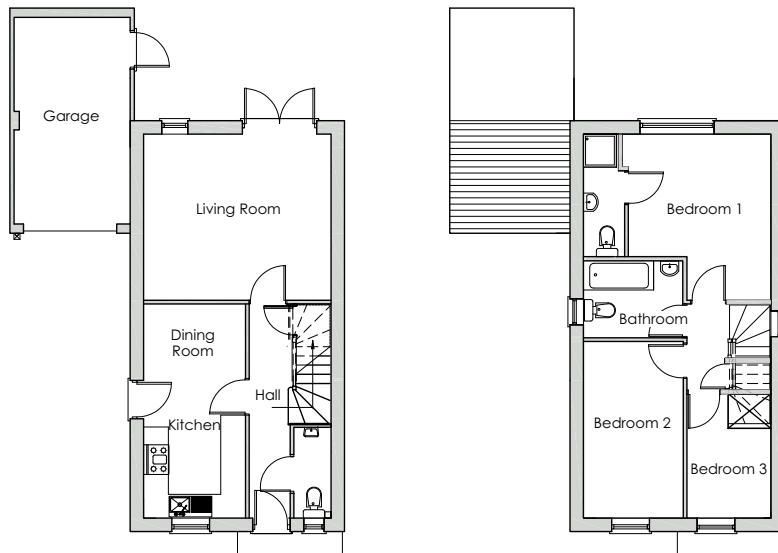


### ROOM SIZES

	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.

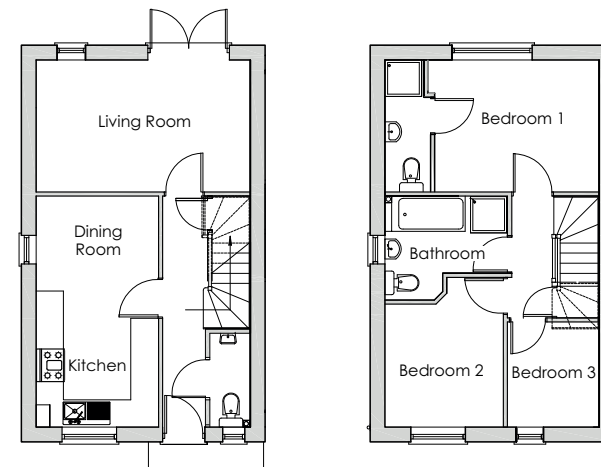


### ROOM SIZES

	Metric	Imperial
Lounge	4.781m x 2.973m (max)	15'7" x 9'9" (max)
Kitchen / Dining	4.781m x 2.323m	15'7" x 7'7"
Bedroom 1	3.6m x 2.9m	11'10" x 9'6"
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"



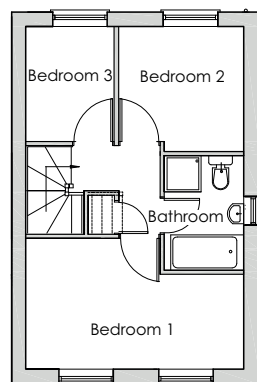
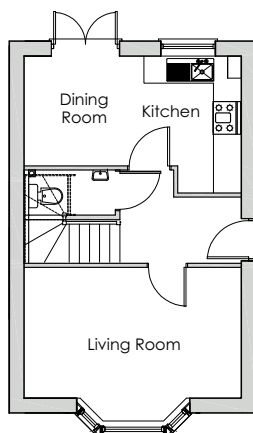
3 Bedroom Home



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Three Bedroom Home



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# THE HOLT

## Two Bedroom Home

A great home for a family or for a couple seeking flexible living space, the two 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.



### 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.

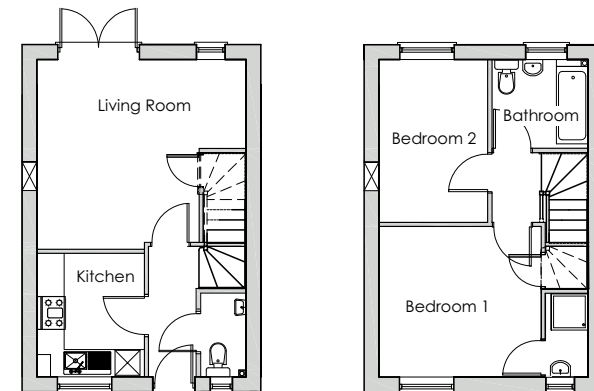


### ROOM SIZES

	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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# AFFORDABLE HOUSING

Gower has a proud tradition of providing excellent quality homes, and is always looking to assist people who need a helping hand with their first house.

We have set aside 14 affordable houses within our Stansty Walks development. At these special low prices for local people to gain access to affordable home ownership the aim is to assist local people, or people who have a close family association with the area, who are struggling to take their first step into home ownership.

These affordable houses have been delivered through the planning process and in partnership with Wrexham County Borough Council and Grŵp Cynefin Housing Association.

**GOWER**  
HOMES



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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.



**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 Stansty Walks 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:

- 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 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. 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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# Stansty Walks

WREXHAM

Griffiths Road  
Wrexham  
LL11 4SX

**GOWER**  
**HOMES**

IN  
ASSOCIATION  
WITH



Cefnogi gan  
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Supported by  
Welsh Government

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



Raising Standards. Protecting Homeowners

1000ft  
200m



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

**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 Stansty Walks 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.