



# Willow Court

RUABON, WREXHAM LL14 6LE



A small select development of just 8  
3 & 4 bedroom quality homes

**GOWER**  
HOMES

# Willow Court

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Situated right in the heart of Old Ruabon, this stunning semi rural development of just 8 three & four bedroom family homes, is a two minute walk from the Wynnstay Hall Cottages & historic Wynnstay Arms pub, which is within the Ruabon conservation area.

Ruabon is also home to the famous award winning Bridge End Inn and has it's own railway station with direct links to Wrexham, Chester & Shrewsbury and beyond. So with 7 different house types to choose from on this site you are sure to find the perfect home for you and your family.

Ruabon is just 10 minutes drive from Wrexham Town Centre and 15 minutes drive from Llangollen.

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 7 miles from Willow Court. 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 & Manchester.

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WITH

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## 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 and surface water drainage

Each of the 8 owners will have a share in the Willow Court Management Company. Once the last property is sold, the owners will control the Management company, which will be administered by the schemes managing agents.

The initial service charge has been estimated at approximately £575.00 per property, per year.

Gower Homes Ltd are Wrexham based NHBC registered house builders and have built over 950 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 & 2019 Awards for our recently completed developments, Greenbank Court, Westminster Rise, The Sidings, Burton Rise, Walnut Court Rhosddu, St Johns Mews Brymbo and Packsaddle Bank Pentrebychan.

## OTHER DEVELOPMENTS

Keep an eye out for our other developments at Belgrave Court Johnstown & Llangollen Road Acrefair.  
**Coming soon** - Hope & Llangollen.



GOWER  
HOMES

Gower Homes a local name that you can trust, who have never sold lease hold houses  
**ALWAYS FREEHOLD.**

Consistently building houses in Wrexham for over 30 years

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HOMES





# THE FLINT

## Four Bedroom Home with Single Garage

A stylish four bedroom home on three floors, with en-suite master bedroom. The latest integrated appliances incorporated into an open plan kitchen and dining room. 'The Flint' is a great family home, ideal for entertaining.

The extensive choice of quality kitchen units and worktops means you can really add your signature to your new home. Whilst upstairs the master bedroom has the luxury of an en-suite bathroom, plus 3 spacious double bedrooms.

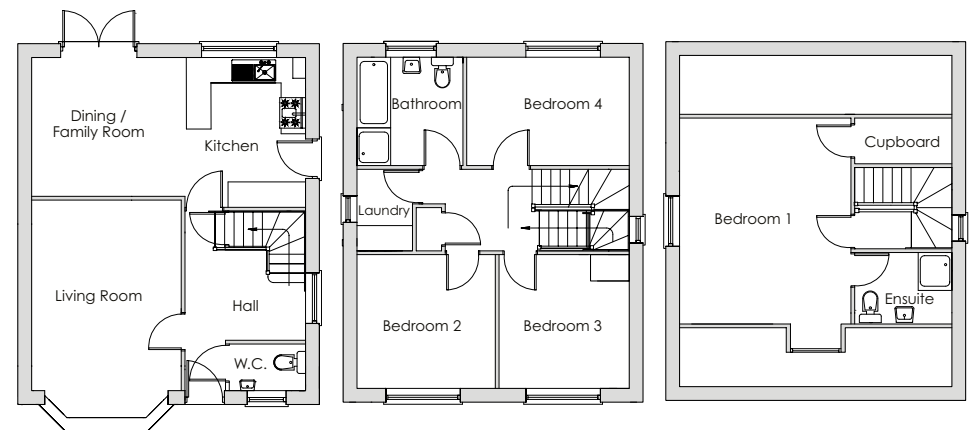


### ROOM SIZES

|                       | Metric              | Imperial            |
|-----------------------|---------------------|---------------------|
| Lounge                | 4.75m x 3.5m + Bay  | 15'8" x 11'6" + Bay |
| Kitchen/Dining Family | 6.41m x 3.49m/2.93m | 21'6" x 11'5"/9'7"  |
| Bedroom 1             | 4.8m x 4.01m        | 15'9" x 13'2"       |
| Bedroom 2             | 3.23m x 3.13m       | 10'7" x 10'3"       |
| Bedroom 3             | 3.13m x 3.04m       | 10'3" x 10'0"       |
| Bedroom 4             | 3.8m x 2.53m        | 12'6" x 8'3"        |

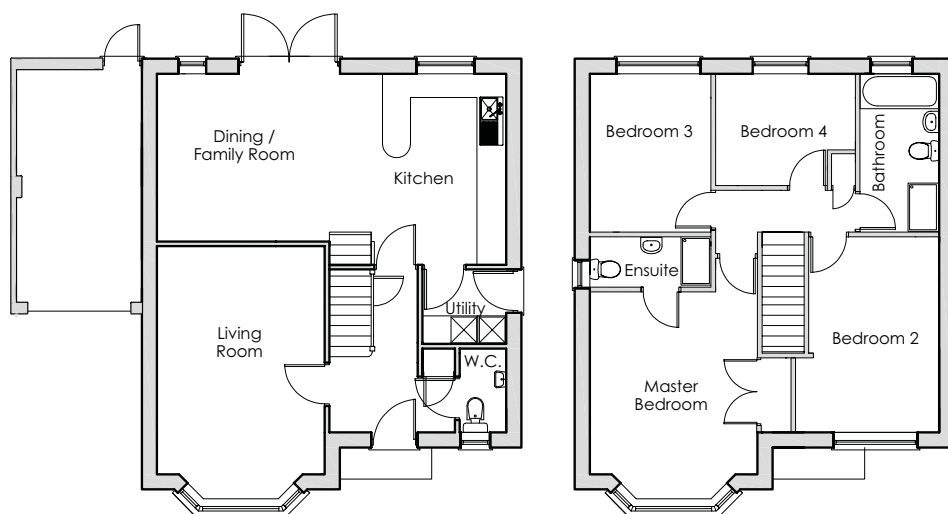


## Four Bedroom Home with Garage





Four Bedroom Home with Garage



# 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<br>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      |



# THE WHITTINGTON

## Four Bedroom Home with Garage

A 4 bedroom semi detached home with single garage. The ground floor offers an attractive lounge with French windows to rear garden, spacious kitchen dining area and WC. Upstairs offers a master bedroom with en suite bathroom plus 3 further bedrooms and family bathroom.

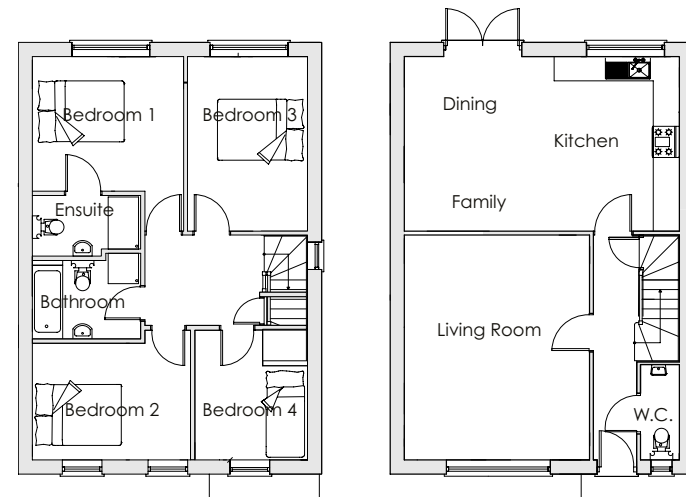


### ROOM SIZES

|                          | Metric       | Imperial         |
|--------------------------|--------------|------------------|
| Lounge                   | 5.5m x 4m    | 16'7" x 13'1"    |
| Kitchen/Dining<br>Family | 6.1m x 3.9m  | 20'0" x 12'9"    |
| Bedroom 1                | 3.4m x 3.05m | 11'1" x 10'0"    |
| Bedroom 2                | 3.9m x 2.55m | 12'9" x 8'3"     |
| Bedroom 3                | 3.6m x 2.5m  | 11'10" x 8'2"    |
| Bedroom 4                | 2.5m x 2.4m  | 8'2" x 7'10" Max |

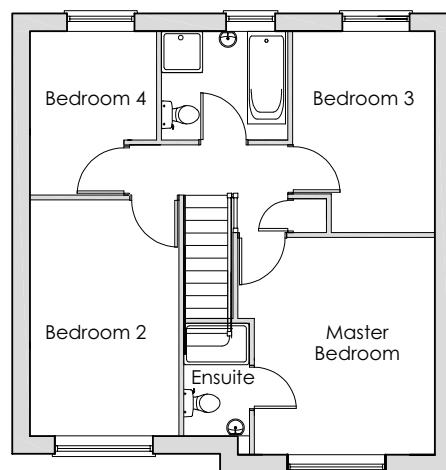
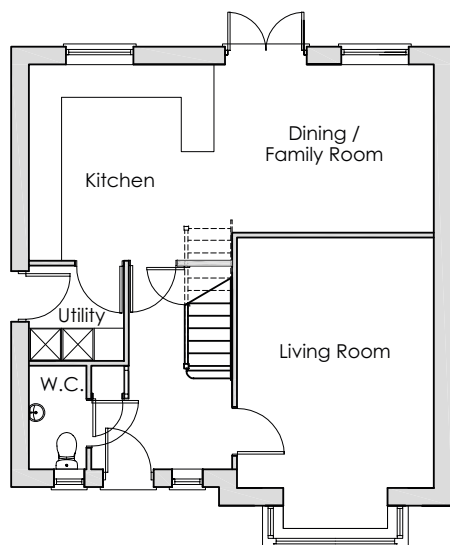


## Four Bedroom Home with Garage





Four Bedroom Home with Garage



# 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<br>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"         |



# THE CONWY

## Four Bedroom Home with Single Garage

A 4 bedroom semi 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.

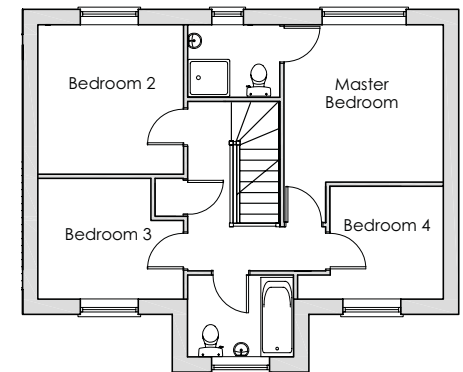
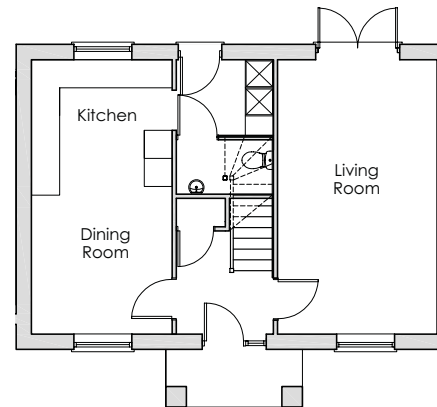


### ROOM SIZES

|                  | 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"   |



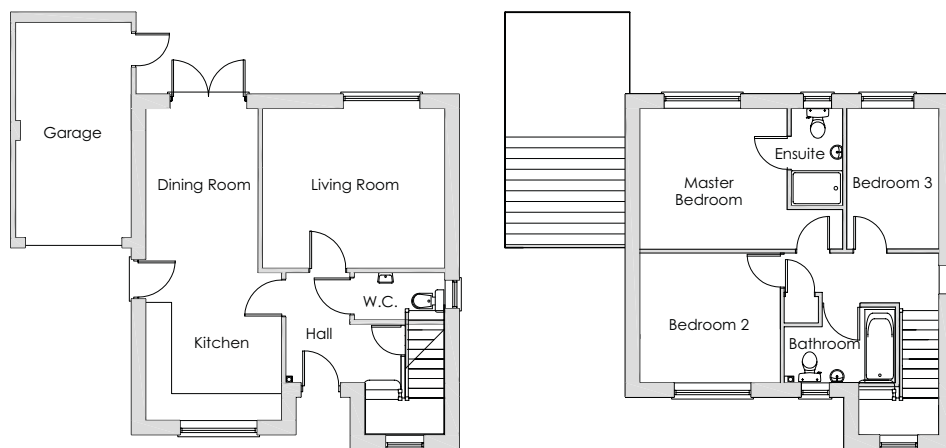
## Four Bedroom Home with Garage







Three Bedroom Home with Garage



# 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"       |

## 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 £250,000. 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](http://helptobuywales.co.uk)

#### Help to Buy-Wales Support



3 Bedroom home worth £240,000, could be yours for monthly mortgage payments **below £554 per month** with **5% deposit\*** only, **20% Help to Buy** & **75% mortgage** £180,000.



Cefnogi gan  
Lywodraeth Cymru  
Supported by  
Welsh Government

# GOWER HOMES

\*Correct at 10/5/21

## 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 with combi boiler and thermostatic valves
- Traditional construction with very high specification roof and wall insulation
- Low energy lighting
- High value insulation, low maintenance UPVC windows

## ENVIRONMENTAL IMPACT

Although Willow Court 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 underground storage and soakaway 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 construction White framed uPVC double glazing throughout. Gas central heating with 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, 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.

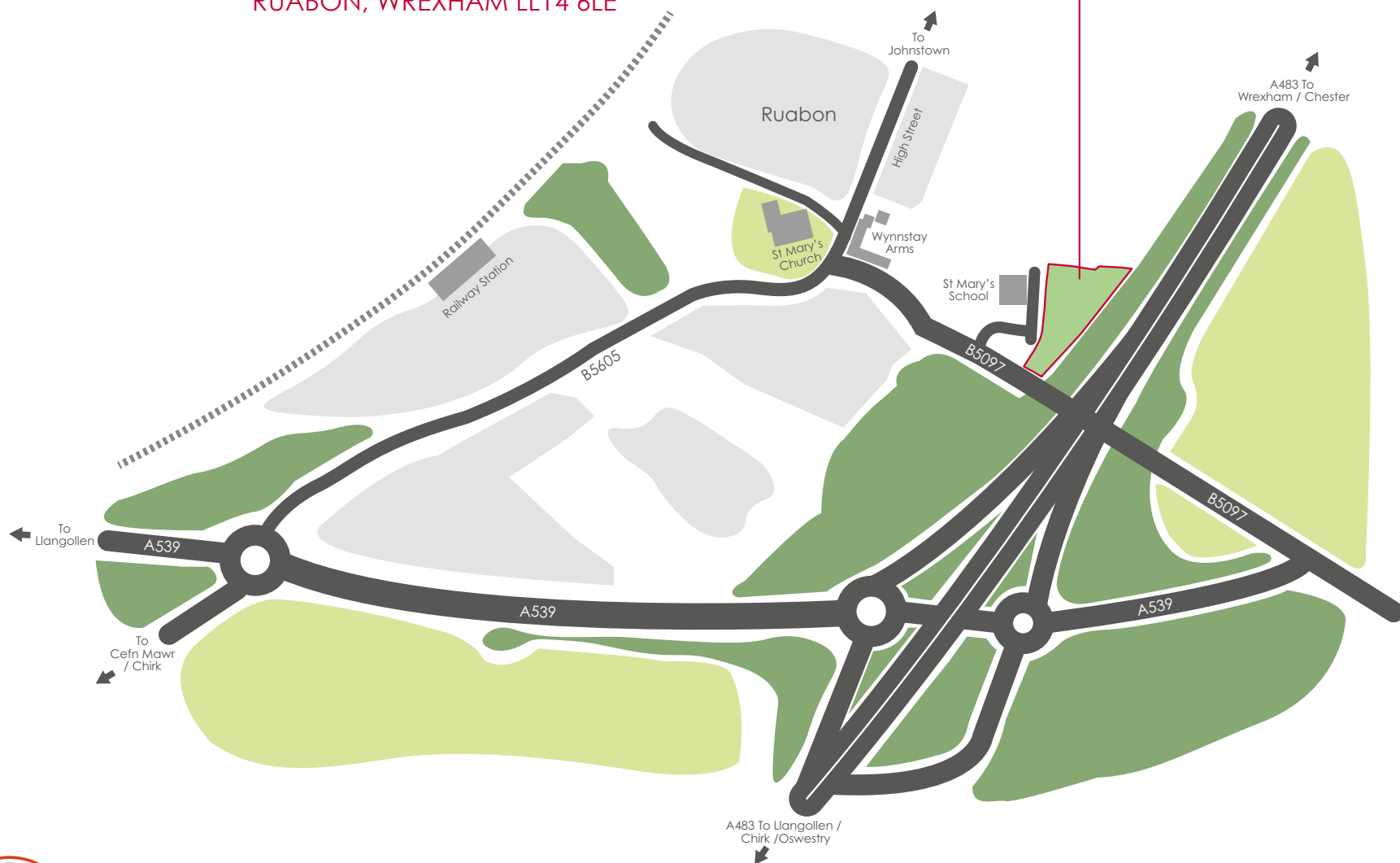
### TERMS AND CONDITIONS

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 Willow Court 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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BEST SMALL DEVELOPMENT  
2019 WINNER  
2018 WINNER  
2017 WINNER  
2015 WINNER  
2013 WINNER  
2012 WINNER  
**WINNER**  
**LABC**  
**CYMRU**

**GOWER**  
**HOMES**



Raising Standards. Protecting Homeowners

GOWER  
HOMES

IN  
PARTNERSHIP  
WITH

Wingetts



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For more information call **07940 538 711** or visit **[www.gowerhomes.co.uk](http://www.gowerhomes.co.uk)**



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