

WELCOME TO
**HERITAGE
COURT**

Acrefair, LL14 3UJ



A SELECT DEVELOPMENT OF 21, 3 & 4 BEDROOM FAMILY HOMES

GOWER
HOMES

In
Partnership with
Estate Agency

BOWEN
PROPERTY SINCE 1862

HERITAGE COURT

Off Llangollen Road, Acrefair, LL14 3UJ

Heritage Court is a select development of just 21, three and four bedroom family homes in the popular village of Acrefair. So with 6 different house types to choose from you are sure to find the perfect home for you and your family.

Heritage Court has the best of both worlds and is just a 10 minute drive from the historic town of Llangollen and just a 15 minute drive to Wrexham City Centre.

There are also regular direct bus routes to both towns. There is also very easy access via the A483 to M53, M56 and M6 to major cities in the North West and the two international airports at Liverpool and Manchester.

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.

The historic and cultural centre of Llangollen is just 7 miles from Heritage Court.

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 the now world famous Wrexham F.C and 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.

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 40 minutes away.

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MAINTENANCE

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

- The area of open space, tree and ecological management
- The long term maintenance of the private drives and surface water drainage

Each of the 21 owners will have a share in the Heritage Court (Acrefair) 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 £500.00 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 & 2022 Awards for our recently completed developments, Greenbank Court, Westminster Rise, The Sidings, Burton Rise, Walnut Court Rhosddu, St Johns Mews Brymbo, Packsaddle Bank Pentrebychan & Willow Court Ruabon.

OTHER DEVELOPMENTS

Keep an eye out for our other developments **coming soon at Hope & Llangollen.**

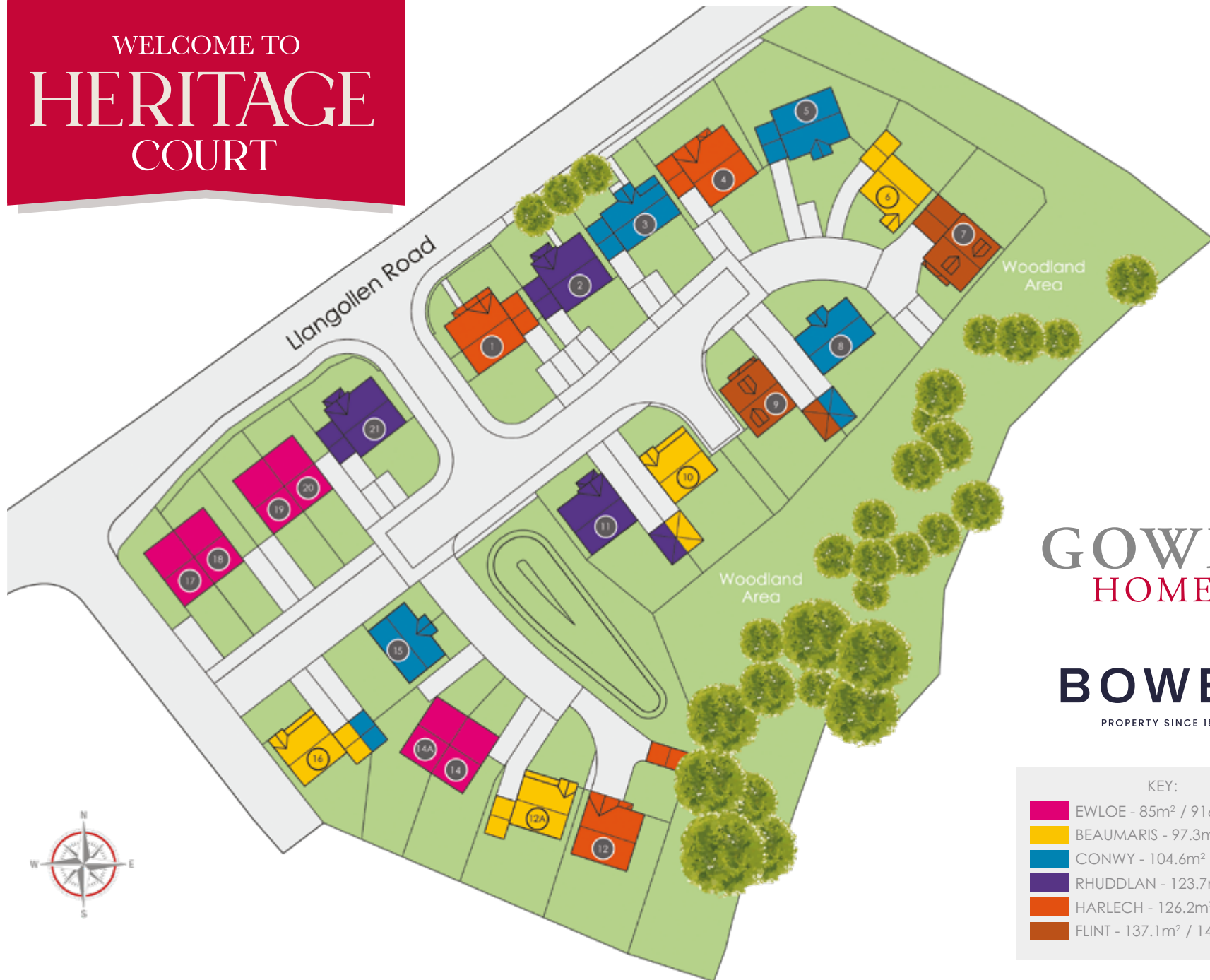


GOWER
HOMES

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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KEY:

	EWLOE - 85m ² / 916ft ²
	BEAUMARIS - 97.3m ² / 1047ft ²
	CONWY - 104.6m ² / 1126ft ²
	RHUDDLAN - 123.7m ² / 1332ft ²
	HARLECH - 126.2m ² / 1359ft ²
	FLINT - 137.1m ² / 1479ft ²

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.

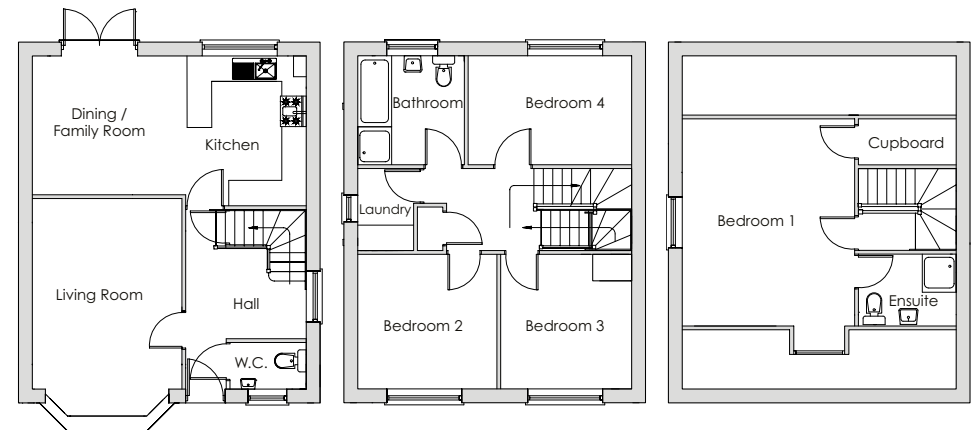


ROOM SIZES

	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"

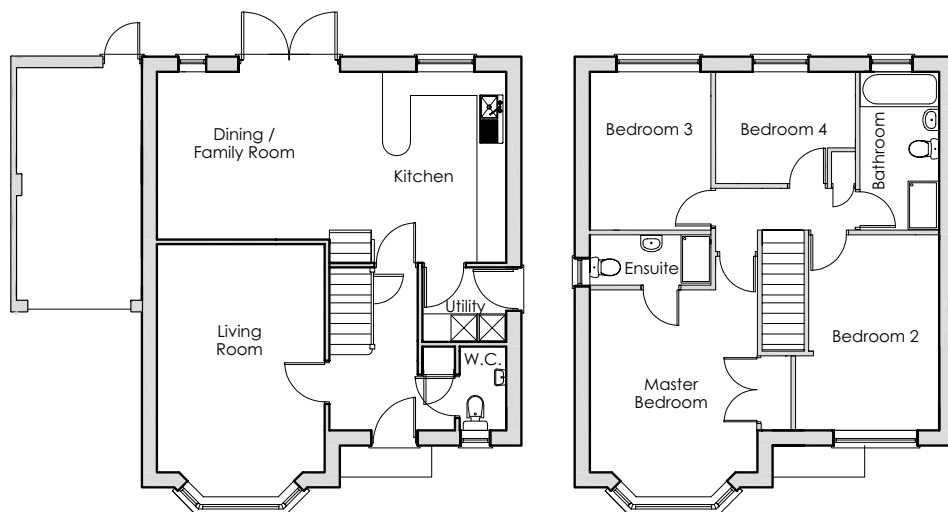


Four Bedroom Home with Garage





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 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 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.

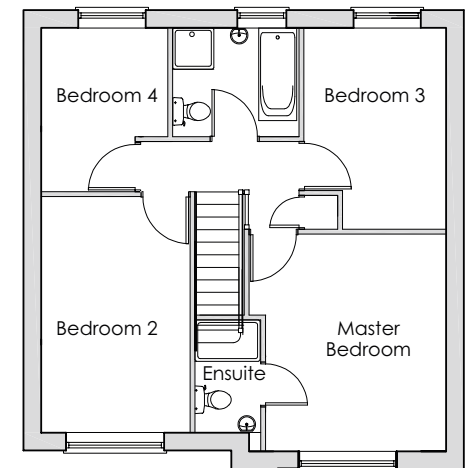
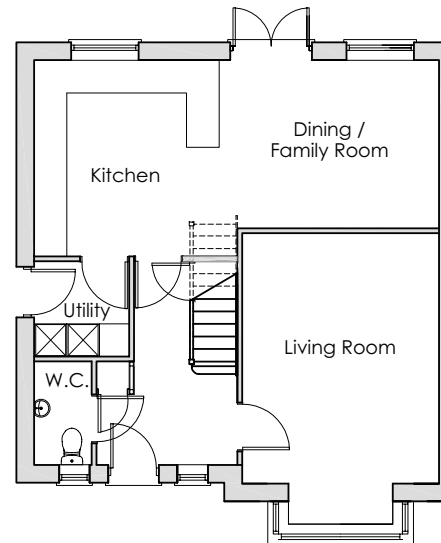


ROOM SIZES

	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"

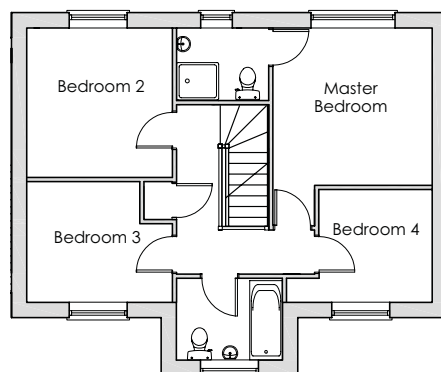
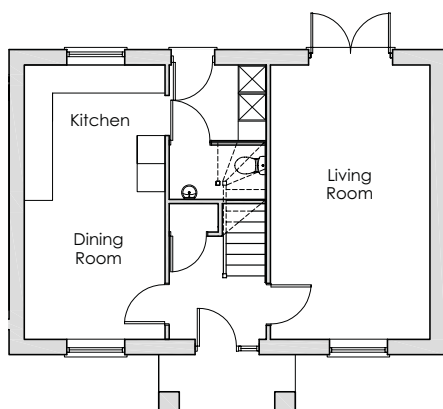


Four Bedroom Home with Garage





Four Bedroom Home with Garage



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"

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.

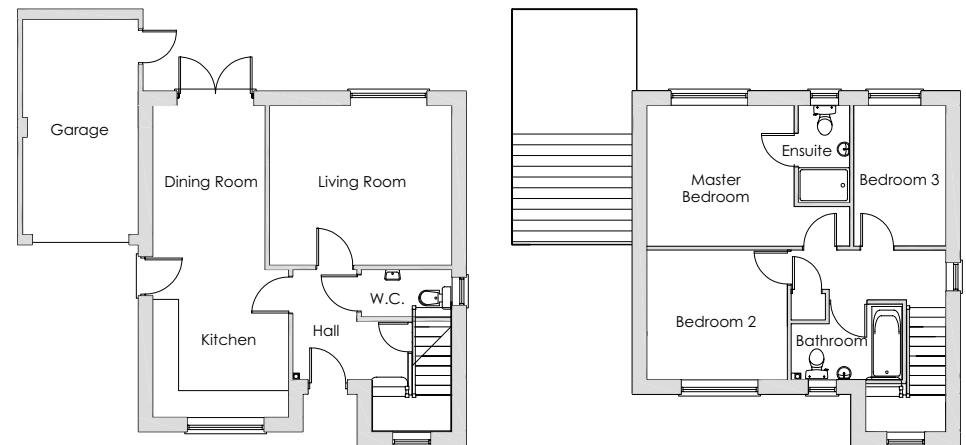


ROOM SIZES

	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"

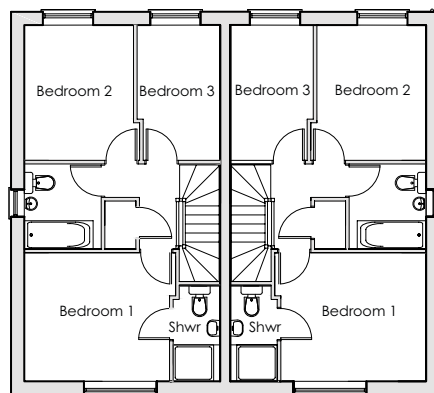
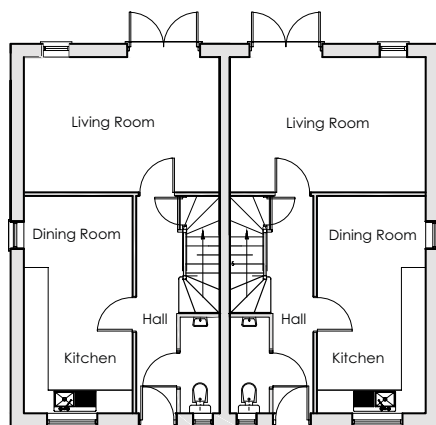


Three Bedroom Home with Garage





Three Bedroom Home



THE EWLOE

Three Bedroom Home

A great home for a family or for a couple seeking flexible living space, the three bedroom Ewloe is a great compact house with big personality!

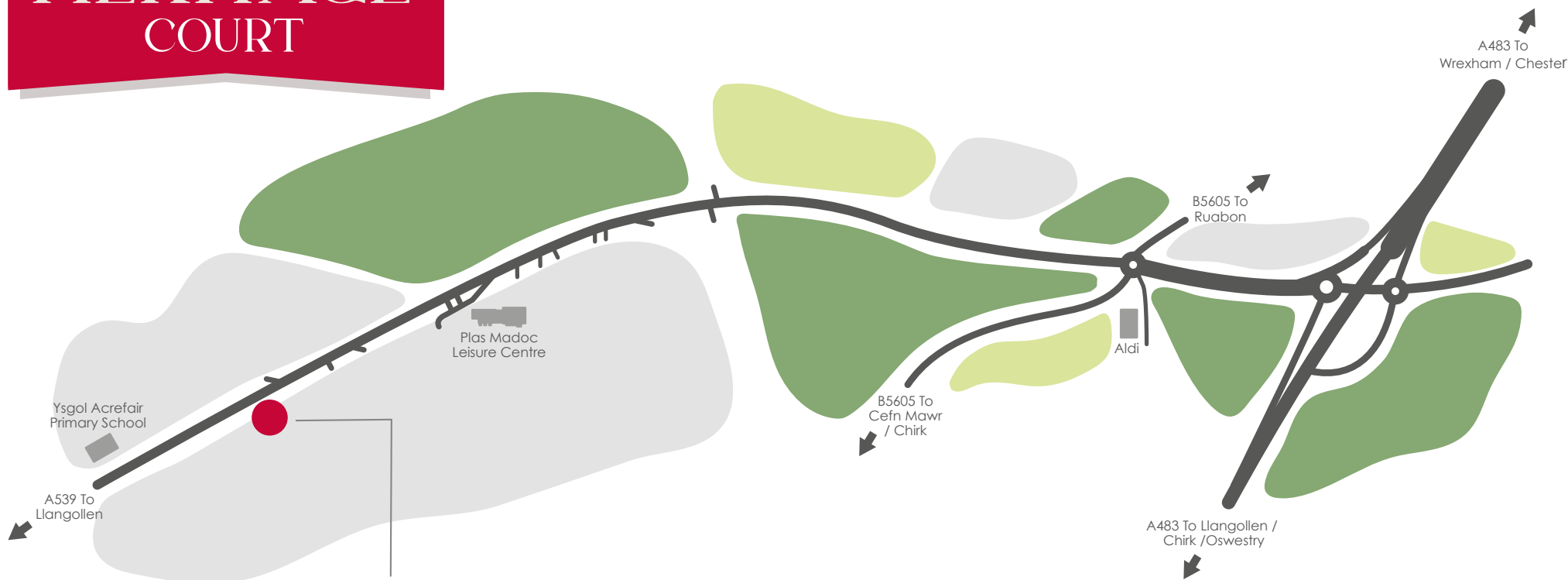
With a large living room and open plan kitchen/dining room, plus an individual downstairs cloakroom - this is a home just waiting for you to add your unique signature. High specification wall, roof and ground floor insulation are all included in the amazing value price, plus a high efficiency gas boiler, your choice of kitchen units and worktops and double glazing throughout.



ROOM SIZES

	Metric	Imperial
Lounge	4.75m x 3.25m	15'7" x 10'8"
Kitchen / Dining	5.3m x 2.6m	17'4" x 8'6"
Bedroom 1	3.5m x 3.10m	11'6" x 10'2"
Bedroom 2	3.25m x 2.6m	10'8" x 8'6"
Bedroom 3	3.25m x 2.0m	10'8" x 6'7"

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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

Help to Buy-Wales Support



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 air source heat pumps with time and temperature control zones
- Traditional timber framed construction with very high specification roof and wall insulation
- Low energy lighting
- High value insulation, low maintenance UPVC windows

ENVIRONMENTAL IMPACT

Although Heritage 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 attenuation pond 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.
- Heritage Court is a previously developed brown field site and was home to the Air Products offices which closed in 2009

SPECIFICATIONS

GENERAL

All properties will be traditionally built timber framed construction. White framed uPVC double glazing throughout. Highly efficient carbon-saving air source heat pumps, equip all our houses for long-term sustainability. High security insulated external doors fitted with 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.



For more information call **07940 538 711** or visit **www.gowerhomes.co.uk**
Alternatively email **llangollensales@bowen.uk.com**



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