

How to find us.
We are open Thursday – Monday
10:30am – 5:30pm
Telephone: 0800 8408567

From Chester
Head West on Princess Street toward A5268/
St.Martins Way. Turn left at A5268/St Martins Way
continue to follow A5268 go through 5 roundabouts
entering Wales. At junction 4 take the A525 exit to
Ruthin. Turn left at A525, at the T junction A5152/
Victoria Road turn left onto Ruthin Road. The
development will be found on the left hand side.

From Wrexham Town Centre
Follow Regents Street heading away from the town
at the 1st round about take the 1st exit onto signed
A483/Oswestry follow A483 turn off towards the
A525/Ruthin Road the development can be found on
the left hand side.

Satellite Navigation Reference
LL13 7UB



3 & 4 bed homes
1 & 2 bed apartments
Miller @ Cartrefle, Wrexham

millermiller homes
the place to be®



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be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all
details with their solicitor. The developer reserves the right to amend the specification, as necessary,
without prior notice, but to an equal or higher standard. Please note that items specified in literature
and show homes may depict appliances, fittings and decorative finishes that do not form part of
the standard specification. The project is a new development which is currently under construction.
Measurements provided have not been surveyed on-site. The measurements have been taken from
architect's plans, and, as such, may be subject to variation during the course of construction. Not
all the units described have been completed at the time of going to print and measurements and
dimensions should be checked with the Sales Adviser and confirmed with solicitors.



Make yourself at home in Miller @ Cartrefle, a new development of 87 superior homes located in Wrexham.

Wrexham is the largest town in North Wales, located to the east of the region. It is situated between the Welsh mountains and the lower Dee Valley close to the border with Cheshire, England. As North Wales' largest town, it is a major centre of the region's commercial, retail and educational infrastructure.

Wrexham has a lively choice of entertainment including the Odeon Cinema, Ten Pin Bowling and several chain Restaurants exist all in the Eagles Meadow Shopping Centre. Wrexham FC who are in the Football Conference along with Crusaders Rugby League who are in the Super League play home games in the town at the Racecourse Ground.

Parks and open spaces

Wrexham has two main town parks, these being Bellevue Park and Acton Park, and open parkland at Erddig. With the rapid development of the town in the 19th century, the need for a formal park for the growing population was identified. However it was not until 1906 that the location for the new park was agreed upon. The 'Parciau' or Bellevue Park as it became known, was built alongside the old cemetery on Ruabon Road. The park was designed to commemorate the Jubilee year of the Incorporation of Wrexham.

Schools

Wrexham has a number of primary and secondary schools. It has just one Welsh-speaking secondary school, Ysgol Morgan Llwyd. Recently, three of the largest secondary schools, St David's School, Ysgol Bryn Offa and The Groves High School were merged to create two larger "super schools", Rhosnesni High School and Ysgol Clywedog. Wrexham has also become home to the first shared-faith school in Wales in the form of St Joseph's.

Nearest Train Stations:

Wrexham Central (approx 1.1 miles)

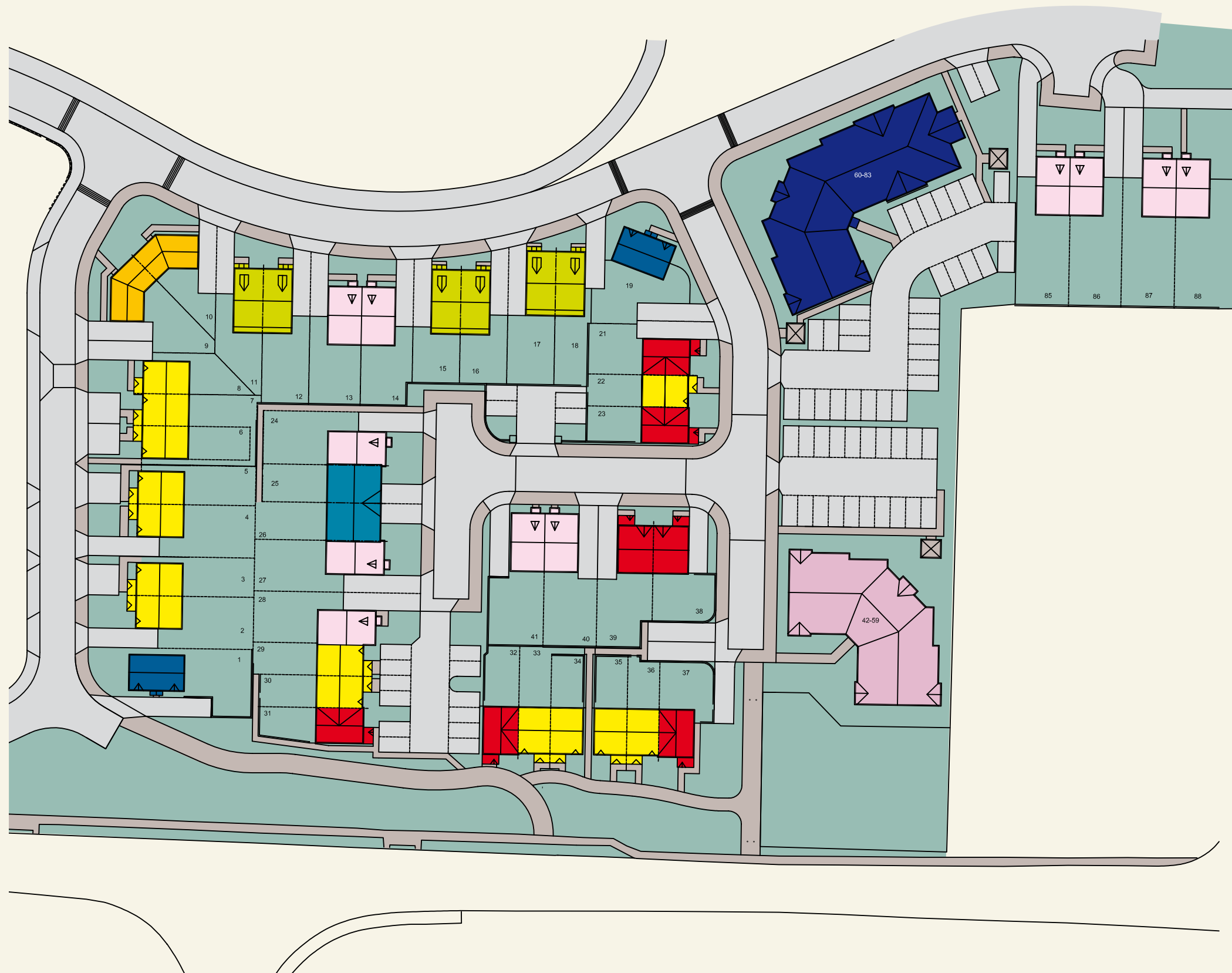
Wrexham General (approx 1.2 miles)



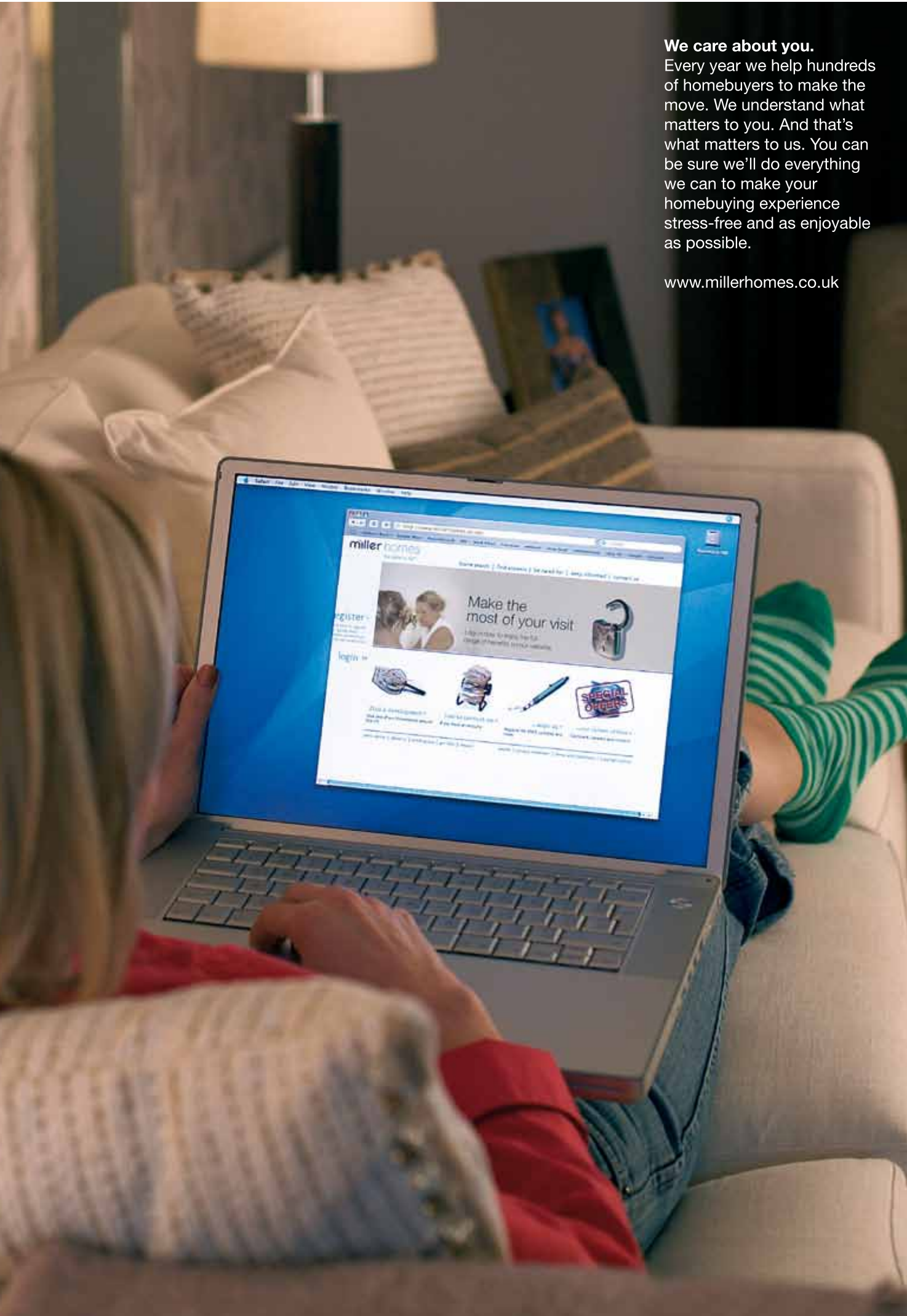
Miller @ Cartrefle Plot information

Miller @ Cartrefle, a new development of 87 homes located in Wrexham.

The York
The Eaton
The Edmonton
The Sunningdale
The Tarvin
The Whitby
The Wentworth
The Lancaster
The Walden



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We care about you.
Every year we help hundreds of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

www.millerhomes.co.uk

1 & 2 bed apartments The York

Key Features
Spacious open plan living areas

Type A total floor space
58.53 m² (630 sq ft)

Type B total floor space
52.58 m² (566 sq ft)

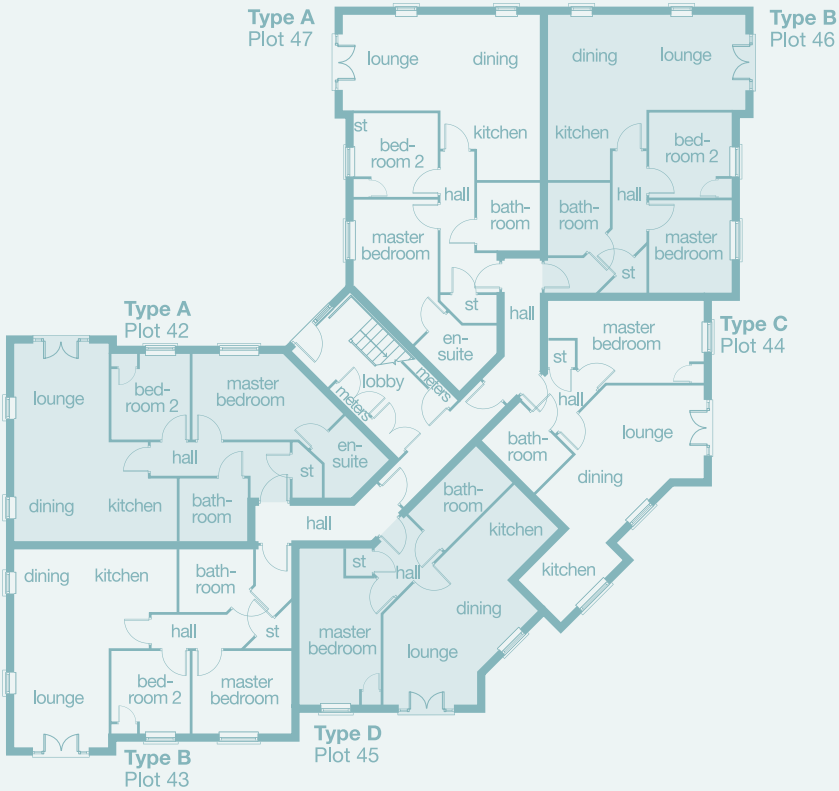
Type C total floor space
42.09 m² (453 sq ft)

Type D total floor space
42.09 m² (453 sq ft)



Please note: elevational treatments and door positions may vary

Ground Floor



Apartment Type A (Plot 42)

room dimensions:

lounge/dining	6.200m x 2.900m	20'4" x 9'6"
kitchen	3.100m max x 3.000m	10'2" x 9'10"
master bedroom	4.550m max x 2.650m	14'11" x 8'8"
bedroom 2	2.750m x 2.700m	9'0" x 8'10"
en-suite	1.900m x 2.200m	6'3" x 7'3"
bathroom	1.900m x 2.100m	6'3" x 6'11"

Apartment Type A (Plot 47)

room dimensions:

lounge/dining	2.900m x 6.200m	9'6" x 20'4"
kitchen	2.850m x 3.100m	9'4" x 10'2"
master bedroom	2.650m x 4.800m max	8'8" x 15'9"
bedroom 2	2.650m x 2.500m	8'8" x 8'2"
en-suite	1.900m x 2.200m max	6'3" x 7'3"
bathroom	2.200m x 1.900m	7'3" x 6'3"

Apartment Type B (Plot 43)

room dimensions:

lounge/dining	6.250m x 2.900m	20'6" x 9'6"
kitchen	3.100m max x 3.000m	10'2" x 9'10"
master bedroom	2.600m x 2.900m	8'6" x 9'6"
bedroom 2	2.600m x 2.750m	8'6" x 9'0"
bathroom	1.900m x 2.300m	6'3" x 7'7"

Apartment Type C (Plot 44)

room dimensions:

lounge/dining	6.200m max x 3.500m	20'4" x 11'6"
kitchen	1.850m x 2.700m	6'1" x 8'10"
master bedroom	4.900m x 2.600m	16'1" x 8'6"
bathroom	1.700m x 2.300m	5'7" x 7'7"

Apartment Type D (Plot 45)

room dimensions:

lounge/dining	5.500m max x 3.350m	18'1" x 11'0"
kitchen	3.100m x 1.950m	10'2" x 6'5"
master bedroom	4.900m x 2.500m	16'1" x 8'2"
bathroom	2.950m x 1.550m	9'8" x 5'1"

Apartment Type B (Plot 46)

room dimensions:

lounge/dining	6.250m x 2.900m	20'6" x 9'6"
kitchen	2.900m x 3.100m	9'6" x 10'2"
master bedroom	2.600m x 3.050m	8'6" x 10'0"
bedroom 2	2.600m x 2.550m	8'6" x 8'4"
bathroom	2.350m x 1.900m	7'9" x 6'3"

3 bed home
The Sunningdale

Key Features

- Kitchen with dining area
- Downstairs cloakroom
- 3 generous bedrooms

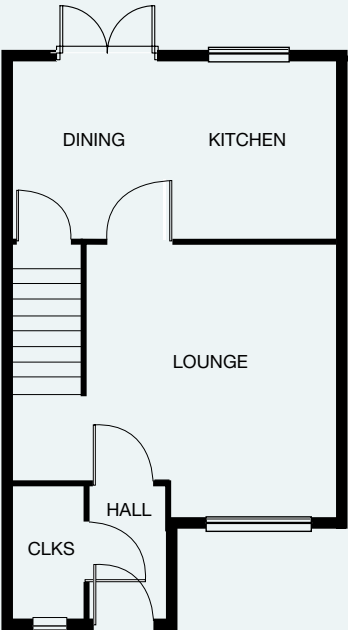
The Sunningdale is designed and built to the highest possible standards. Step inside and you'll immediately feel at home. A separate hallway with downstairs cloakroom leads into a lounge with room to relax. At the rear of the house the kitchen and dining area feature French doors leading to the garden. Upstairs, a double bedroom and second and third bedrooms are complemented by a family bathroom with fitted shower.



Please note: elevational treatments may vary



Ground Floor

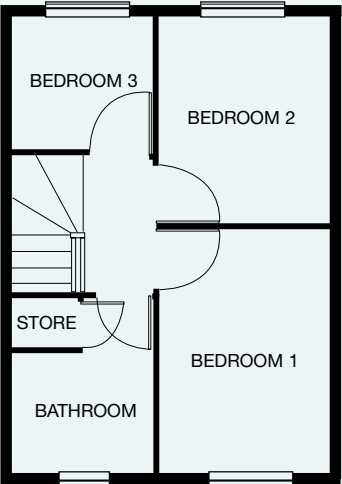


Ground Floor

room dimensions:

lounge	3.726m x 4.122m	12'2" x 13'6"
kitchen/dining	2.435m x 4.666m	7'11" x 15'3"
cloakroom	.852m x 1.838m	2'4" x 6'0"

First Floor



First Floor

room dimensions:

bedroom 1	3.574m x 2.472m	11'8" x 8'1"
bedroom 2	2.460m x 2.983m	8'0" x 9'9"
bedroom 3	2.092m x 1.872m	6'10" x 6'1"
bathroom	2.080m x 1.692m	6'10" x 5'6"

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4 bed home The Tarvin

- Key Features**
 Lounge/dining with French doors
 Bedroom 1 with en-suite
 Optional study/bedroom 4

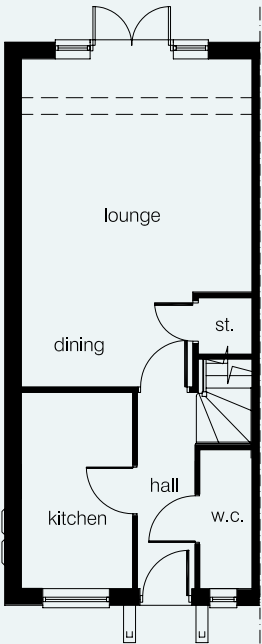
Designed, built and finished to the highest standards, the Tarvin is a four bedroom home arranged over three floors. This modern house has been designed to reflect contemporary lifestyles with a layout that maximises space and storage options. Leading off the entrance hall is the kitchen. A separate lounge and dining area features French doors leading onto the garden. To the first floor there are three bedrooms and a family bathroom. The second floor boasts a master bedroom with feature window, en-suite shower room and storage cupboard.



Please note: elevational treatments may vary



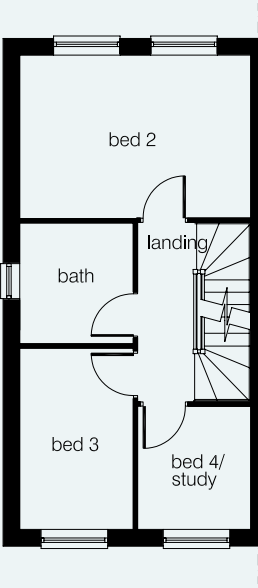
Ground Floor
 First Floor
 Second Floor



Ground Floor

room dimensions:

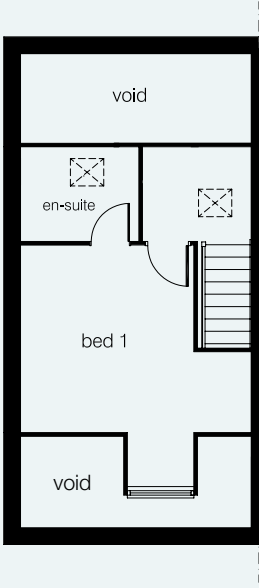
lounge/dining	4.125m x 5.875m max	13'6" x 19'3"
kitchen	1.970m x 3.497m	6'5" x 11'5"
w.c.	.915m x 2.495m	3'0" x 8'2"



First Floor

room dimensions:

bedroom 2	4.125m x 2.189m	13'6" x 7'2"
bedroom 3	2.010m x 3.233m	6'7" x 10'7"
bedroom 4	2.000m x 2.183m	6'6" x 7'1"
bathroom	2.010m x 2.044m	6'7" x 6'8"



Second Floor

room dimensions:

bedroom 1	3.087m x 3.342m	10'1" x 10'11"
en-suite	2.094m x 1.669m	6'10" x 5'5"

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4 bed home

The Whitby

- Key Features**
- Lounge with French doors
 - Bedroom 1 with en-suite
 - Optional study/bedroom 4

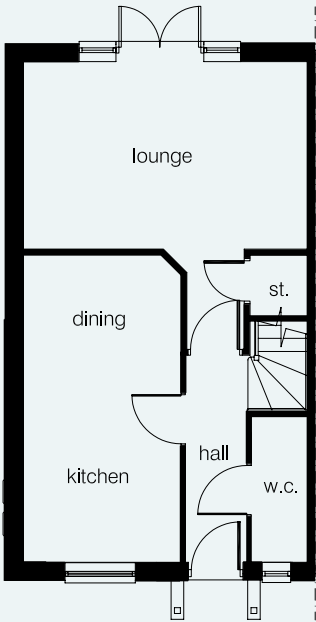
Designed, built and finished to the highest standards, the Whitby is a four bedroom home arranged over three floors. This modern house has been designed to reflect contemporary lifestyles with a layout that maximises space and storage options. Leading off the entrance hall is the kitchen with dining area. A separate lounge features French doors leading onto the garden. To the first floor there are three bedrooms and a family bathroom. The second floor boasts a master bedroom with feature window, en-suite shower room and storage cupboard.



Please note: elevational treatments may vary



Ground Floor

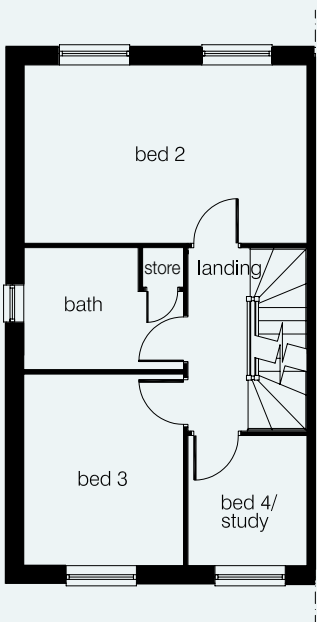


Ground Floor

room dimensions:

lounge	4.805m x 3.164m	15'9" x 10'4"
kitchen/dining	2.650m x 5.208m	8'8" x 17' 1"
w.c.	.915m x 2.183m	3'0" x 7'1"

First Floor

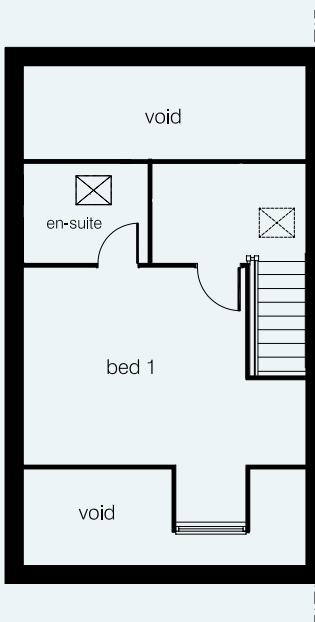


First Floor

room dimensions:

bedroom 2	4.805m x 3.005m	15'9" x 9'10"
bedroom 3	2.690m x 3.233m	8' 9" x 10'7"
bedroom 4	2.000m x 2.183m	6'6" x 7'1"
bathroom	2.690m x 2.044m	8'9" x 6'8"

Second Floor



Second Floor

room dimensions:

bedroom 1	3.767m x 3.342m	12' 4" x 10'11"
en-suite	2.094m x 1.669m	6'10" x 5'5"

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3 bed home

The Wentworth

Key Features

- Kitchen with dining area
- Downstairs cloakroom
- Bedroom 1 with en-suite

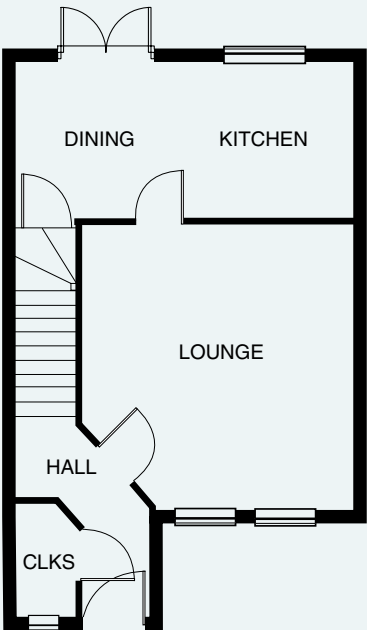
Our Wentworth home is designed and built to the highest possible standards. Step inside and you'll immediately feel at home. A separate hallway with downstairs cloakroom leads into the lounge, while at the rear of the house the kitchen and dining area feature French doors leading to the garden. Upstairs is a master bedroom complete with en-suite facility, a second double bedroom, and third bedroom, all complemented by a family bathroom.



Please note: elevational treatments may vary



Ground Floor

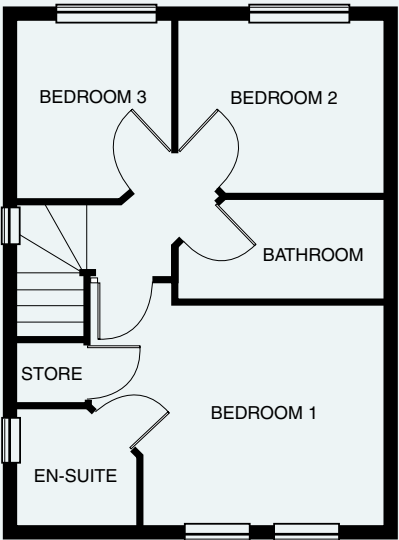


Ground Floor

room dimensions:

lounge	4.097m x 4.285m max	13'5" x 14'0"
kitchen/dining	5.060m x 2.435m	16'7" x 7'11"
cloakroom	1.685m x .872m	5'6" x 3'10"

First Floor



First Floor

room dimensions:

bedroom 1	4.097m max x 2.972m	13'5" x 9'9"
en-suite	1.564m x 1.522m	5'1" x 5'0"
bedroom 2	2.272m x 2.885m	7'5" x 9'5"
bedroom 3	2.492m x 2.072m	8'2" x 6'9"
bathroom	1.410m x 2.885m	4'7" x 9'5"

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4 bed home
The Lancaster

- Key Features**
Lounge with Juliet balcony
Kitchen with dining area
Bedroom 1 with en-suite

The stylish Lancaster is a four bedroom townhouse arranged over three floors. The ground floor hallway leads to a beautifully appointed double bedroom with French doors leading onto the garden. This bedroom has the benefit of en-suite shower facilities. A utility room, and integral garage can also be found on the ground floor. The first floor offers the lounge with Juliet balcony whilst the kitchen/dining area has views to the rear of the property. The second floor offers a master bedroom with built in wardrobes and adjoining en-suite shower room, with two further double bedrooms and a family bathroom.



Please note: elevational treatments may vary

Ground FloorFirst FloorSecond Floor



Ground Floor

room dimensions:

morning room/ bedroom 4	4.790m x 2.912m	15'8" x 9'6"
utility	2.700m x 1.593m	6'10" x 5'2"
garage	4.990m x 2.478m	16'4" x 8'1"
en-suite	1.660m max x 2.700m	5'5" x 8'10"

First Floor

room dimensions:

lounge	4.649m x 3.497m	15'3" x 11'5"
kitchen/dining	3.108m x 5.560m	10'2" x 18'2"

Second Floor

room dimensions:

bedroom 1	2.972m x 3.788m	9'9" x 12'5"
en-suite	1.782m x 1.683m	5'10" x 5'6"
bedroom 2	3.272m x 2.897m	10'8" x 9'6"
bedroom 3	3.527m x 2.560m	11'6" x 8'4"
bathroom	1.410m x 2.722m	4'7" x 8'11"

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3 bed home

The Walden

- Key Features**
Kitchen with dining area
Lounge with French doors
Bedroom 1 with en-suite

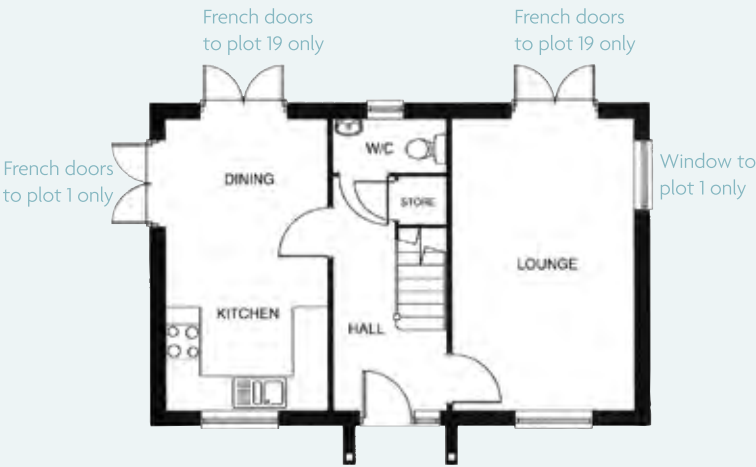
Designed, built and finished to the highest standards, this double fronted house is a fabulous home with three well proportioned bedrooms. The contemporary design is spacious and well laid out, ideal for families. The ground floor features a large kitchen/dining area with ample space for family living. In addition a well appointed lounge stretches the length of the ground floor. Leading off the lounge French doors take you out to the rear garden. To the first floor, the master bedroom features an en-suite shower room, there are two further bedrooms, with bedroom two having the benefit of a large storage cupboard, there is also a spacious family bathroom.



Please note: elevational treatments may vary



Ground Floor



Ground Floor

room dimensions:

lounge	5.025m x 3.110m	16'5" x 10'2"
kitchen/dining	5.025m x 2.762m	16'5" x 9'0"
cloakroom	.897m x 1.910m	2'11" x 6'3"

First Floor



First Floor

room dimensions:

bedroom 1	3.182m x 2.877m	10'5" x 9'5"
en-suite	1.832m x 1.478m	6'0" x 4'10"
bedroom 2	3.147m x 2.673m	10'3" x 8'9"
bedroom 3	2.249m x 2.132m	7'4" x 6'11"
bathroom	2.175m x 1.740m	7'1" x 5'8"

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Specification
Miller @ Cartrefle

- ✓ yes
○ optional extra

Kitchen and utilities

	Apartments	Sunningdale	Tarvin	Whitby	Wentworth	Lancaster	Walden
stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓
① stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓
② stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓
plumbed space for washing machine	✓	✓	✓	✓	✓	✓	✓
3 spot ceiling light	✓	✓	✓	✓	✓	✓	✓
plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓
stainless steel 1 ½ sink and monobloc tap (where layouts permit)	✓	✓	✓	✓	✓	✓	✓
plumbing for dishwasher (where layout permits)	○	○	○	○	○	○	○
post-formed or square-edged worktops with 100mm upstand	✓	✓	✓	✓	✓	✓	✓

Bathroom and en-suites

minimum of one complete shower	✓	✓	✓	✓	✓	✓	✓
bathrooms will have a bath filler mixer	✓	✓	✓	✓	✓	✓	✓
③ chrome taps	✓	✓	✓	✓	✓	✓	✓
white sanitaryware by Ideal Standard	✓	✓	✓	✓	✓	✓	✓
450mm-high tiling to walls above bath unless shower fitted and half adjacent wall fully tiled	✓	✓	✓	✓	✓	✓	✓
150mm-high tiling above basin	✓	✓	✓	✓	✓	✓	✓
④ full-height tiling around showers to individual cubicle	✓	✓	✓	✓	✓	✓	✓
drum style light fitting	✓	✓	✓	✓	✓	✓	✓

Electrical

TV sockets in lounge	✓	✓	✓	✓	✓	✓	✓
telephone sockets in lounge or study (where applicable)	✓	✓	✓	✓	✓	✓	✓
co-axial digital cable fitted	-	✓	✓	✓	✓	✓	✓
front porch light ready-fitted with PIR	-	✓	✓	✓	✓	✓	✓
front doorbell and chimes ready-fitted	-	✓	✓	✓	✓	✓	✓
double socket and light in garage (where attached to plot)	-	✓	✓	✓	✓	✓	✓
sky+ ready via communal digital aerial	✓	-	-	-	-	-	-



	Apartments	Sunningdale	Tarvin	Whitby	Wentworth	Lancaster	Walden
Security							
multi-point locking front door system	-	✓	✓	✓	✓	✓	✓
uPVC fascias, soffits and bargeboards (where planning permits)	✓	✓	✓	✓	✓	✓	✓
dry roofing systems to ridges, verges and hips (where roof pitch and planning allows)	✓	✓	✓	✓	✓	✓	✓
audio door entry system	✓	-	-	-	-	-	-
Heating							
double-glazing to all windows	✓	✓	✓	✓	✓	✓	✓
⑤ gas central heating throughout	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms (except where roomstat is fitted)	-	✓	✓	✓	✓	✓	✓
electric point for fire	-	✓	✓	✓	✓	✓	✓
Decorative							
smooth finish ceilings	✓	✓	✓	✓	✓	✓	✓
French doors (where local ground conditions permit)	-	✓	✓	✓	✓	✓	✓
house numbers ready-fitted	✓	✓	✓	✓	✓	✓	✓
woodwork painted White	✓	✓	✓	✓	✓	✓	✓
walls painted White	✓	✓	✓	✓	✓	✓	✓
stop-chamfered spindles to stairs	-	✓	✓	✓	✓	✓	✓
⑥ semi-solid 2-panel internal doors with chrome plated levers	-	✓	✓	✓	✓	✓	✓
100mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓
oak flush veneer doors with chrome plated levers	✓	-	-	-	-	-	-
External							
900mm-high post and rail fence	-	✓	✓	✓	✓	✓	✓
turfed front garden	-	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Adviser for specific details.

These sales particulars do not constitute a contract, form part of a contract or a warranty.

Please refer to the 'Important Notice' section at the back of the folder for more information.

Photography represents typical Miller Homes' fittings and options.

