



An ideal location...



With the major A5 and A483 thoroughfares only minutes away, access and travel to and from Acrefair is both simple and easy. And with busy Wrexham only 4 miles in one direction and rural Llangollen 2 miles in the other, Acrefair really is an ideal location.



A secure future...

Plas Telford is a joint-development project by Clwyd Alyn Housing Association, part of the Pennaf Housing Group - one of the best-established and most respected providers of housing and related services in North Wales, and Wrexham County Borough Council - one of the foremost public services providers in the region.

The scheme is partly Welsh Assembly Government-funded and has been created with the needs of local older people in mind, by professionals in the housing, care and support specialisms.

The scheme is classified as 'Excellent' under the British Research Establishment Environmental Assessment Method (BREEAM) Code for Sustainable Homes - a voluntary measurement rating for green buildings.



Your next step...

Plas Telford is intended to provide an ideal environment for all your future requirements and needs - a spacious, light and airy apartment designed with modern-living in-mind and insulated to provide energy-efficient comfort; a genuine community, with a real sense of welcome and neighbourliness - the perfect place to relax and make new friends.

And as your need for additional support and assistance increases, we will adapt to meet those needs, allowing you to live your life in comfort, peace and complete independence.

If you are 55 or over, and feel you would benefit from the features and support that this scheme has to offer, you can contact us in a number of ways:

Telephone 0800 1835757

Email enquiries@clwydalyn.co.uk

www.clwydalyn.co.uk



Cymdeithas Tai
CLWYD ALYN
Housing Association

A member of the Pennaf Housing Group

Opening Doors, Enhancing Lives



WREXHAM LL14 3AU

Plas Telford, Wrexham

in conjunction with



Ref: 000002 Edition 4

Email enquiries@clwydalyn.co.uk

Telephone 0800 1835757

Clwyd Alyn Housing Association is a Charitable Industrial and Provident Society

72 Ffordd William Morgan
St Asaph Business Park
St Asaph, Denbighshire LL17 OJD

Your next step...



The community...



Acrefair is a small village, close to the major shopping centre of Wrexham and set in beautiful

countryside, with fine views across the River Dee and the Dee valley.

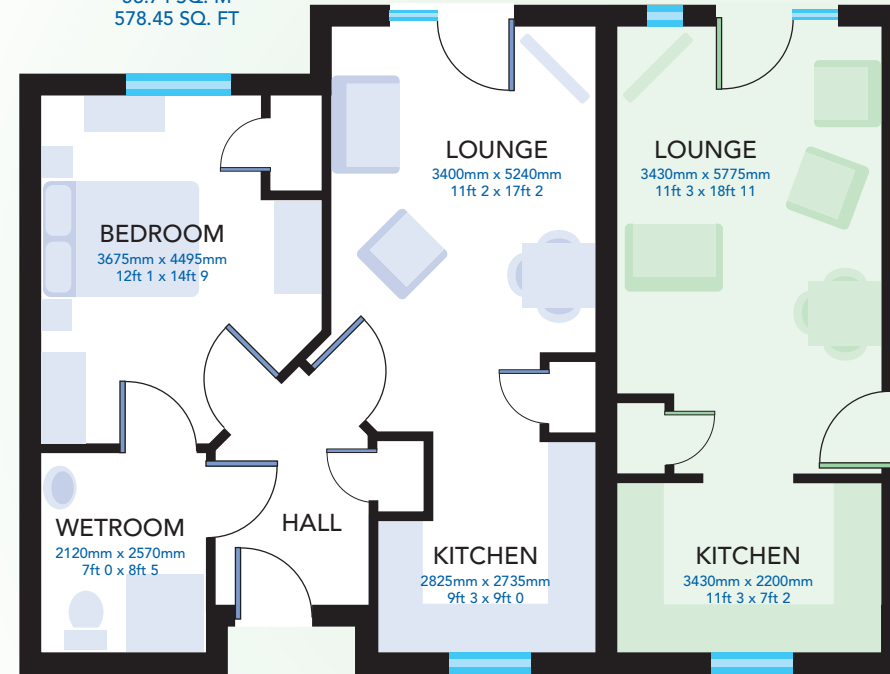
Situated just off the A539 Wrexham to Llangollen Road, Acrefair is ideally located, with excellent road and rail links providing easy access to city, town and country environments alike - great for visiting, shopping, leisure or recreation.

Formerly part of the ancient parish of Ruabon, Acrefair has a rich history and boasts many landmarks, built from the famous 'Ruabon Red' bricks.

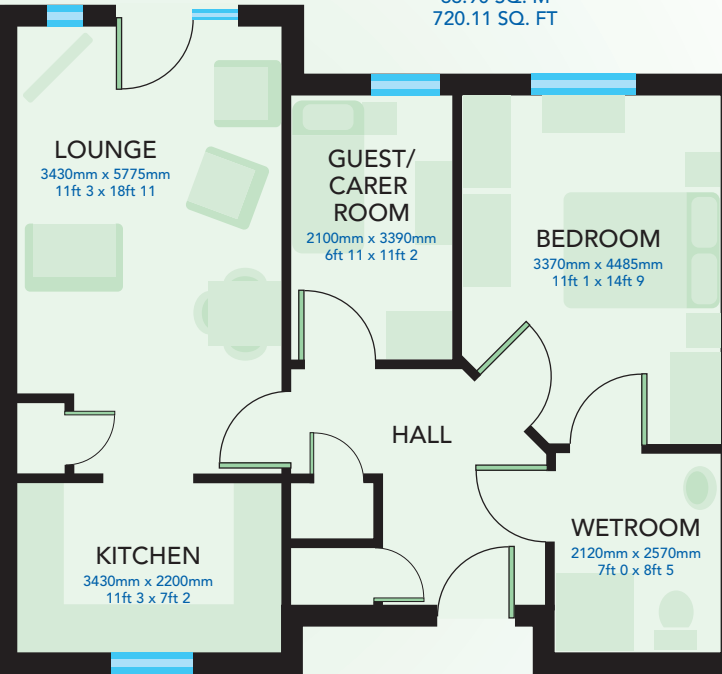
Today Acrefair is well-served by all the usual modern shops and amenities, including a Doctors' Surgery, pharmacy, post office, newsagent, public house, leisure centre and petrol station - with Chirk Golf Club only a short drive away!



1 BEDROOM APARTMENT
53.74 SQ. M
578.45 SQ. FT



2 BEDROOM APARTMENT
66.90 SQ. M
720.11 SQ. FT



Key features

- 1 & 2 Bedroomed Apartments for Rent or for Purchase
- Conveniently located for all local amenities
- Landscaped Gardens
- Wheelchair Accessible
- No Maintenance worries
- Separate Assisted Bathrooms
- Lift to all Floors
- Security
- Telecare
- Private Car Parking
- Guest Suite
- Hobbies Room
- Hair Salon & Therapy Room
- Library / IT Room
- Laundry Room
- Electric 'Buggy Storage'
- Restaurant
- Cinema

Internal photographs are taken from our other Independent Living Schemes



Independent Living...

Independent Living is an innovative way for older people to think about their home-life. On the one



hand it provides an opportunity for you to live completely independently in your own apartment; on the other it provides all the support and care necessary to give you peace of mind:

- You have your own front door and you choose who comes in
- You have security and peace of mind
- You have control over your finances
- Your choices and privacy are respected
- Couples and friends can stay together
- Care and support is available, subject to assessment
- You have no maintenance worries
- The independent living scheme is fully wheelchair accessible