



The Wiltshire

Rossett | Wrexham | LL12 0ED

£582,995

MONOPOLY[®]

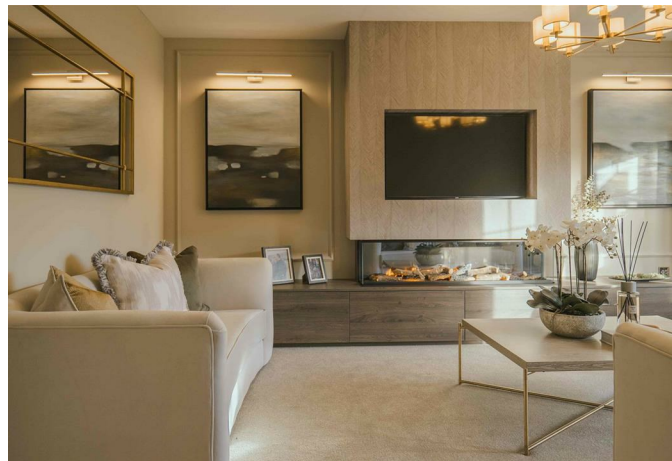
BUY ■ SELL ■ RENT

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CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE WILTSHIRE. The Wiltshire is a truly magnificent detached family home. Living and entertainment space is plentiful with an impressive 30ft open plan kitchen/dining/family area boasting French doors that lead out into the garden, enabling the outside to blend beautifully with the interior. There is a separate lounge with a beautiful bay window to complete the ground floor. Upstairs there is a luxurious and imposing master suite, along with an impressive guest suite and two other generously sized bedrooms and family bathroom. Finally, the cloakroom, utility area and an integrated double garage are desirable features fit for modern family life.

- NEW BUILD
- FOUR BEDROOMS
- LOUNGE
- OPEN PLAN KITCHEN/DINING FAMILY ROOM
- THREE BATHROOMS
- OVERSIZE INTEGRAL GARAGE



LOCATION

Situated in the picturesque Welsh Village of Rossett on the outskirts of Wrexham and Chester, you will find our spectacular new build homes development, Trevalyn Place. Rossett possesses fabulous landmarks, excellent commuter connections, outstanding local schools and two bustling cities right on your doorstep. From local landmarks including Trevalyn Hall and Rossett Mill to delicious delights at the local restaurants and pubs, there's something for everyone in this desirable location. What sets Trevalyn Place apart is it's only 15 minutes by car to both Chester and Wrexham city centre, allowing residents to have the best of both worlds, rural living combined with fantastic city attractions. Featuring our award winning homes, Trevalyn Place will offer a range of two, three and four bedroom homes in Rossett, North Wales.

INTERNAL ACCOMODATION

Kitchen

4.04m x 3.55m

13'3" x 11'8"

Dining

2.68m x 3.55m

8'9" x 11'8"

Family

3.59m x 4.04m

11'9" x 13'3"

Lounge

3.57m x 5.23m

11'9" x 17'2"

Utility

1.71m x 1.96m

5'7" x 6'5"

Cloaks

1.54m x 1.10m

5'1" x 3'7"

Garage

5.08m x 6.33m

16'8" x 20'9"

Bedroom 1

4.36m x 3.57m

14'4" x 11'9"

Dressing

2.33m x 3.04m

7'8" x 9'12"

En-suite 1

2.33m x 2.55m

7'8" x 8'4"

Bedroom 2

3.44m x 4.03m

11'3" x 13'3"

En-suite 2

2.59m x 1.49m

8'6" x 4'11"

Bedroom 3

2.86m x 3.27m

9'5" x 10'9"

Bedroom 4

2.86m x 3.41m

9'5" x 11'2"

Bathroom

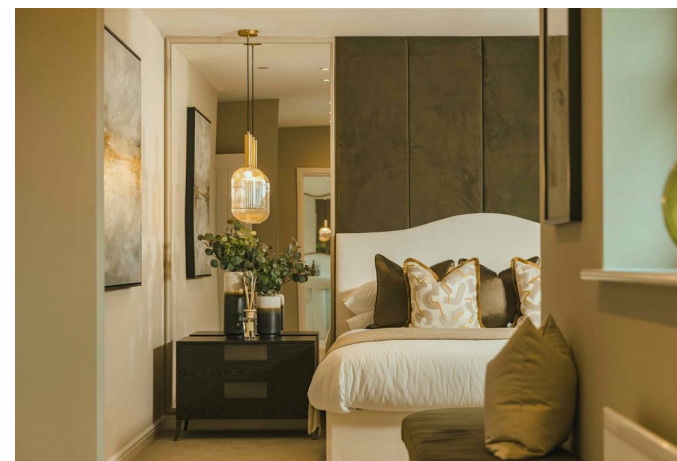
2.14m x 1.94m

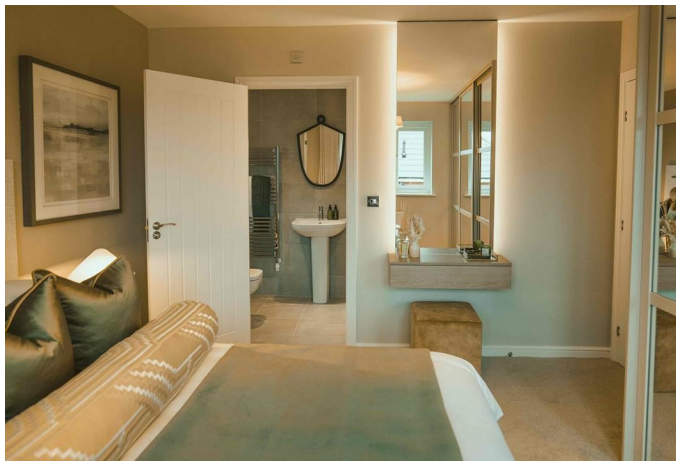
7'0" x 6'4"

IMPORTANT INFORMATION

NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991





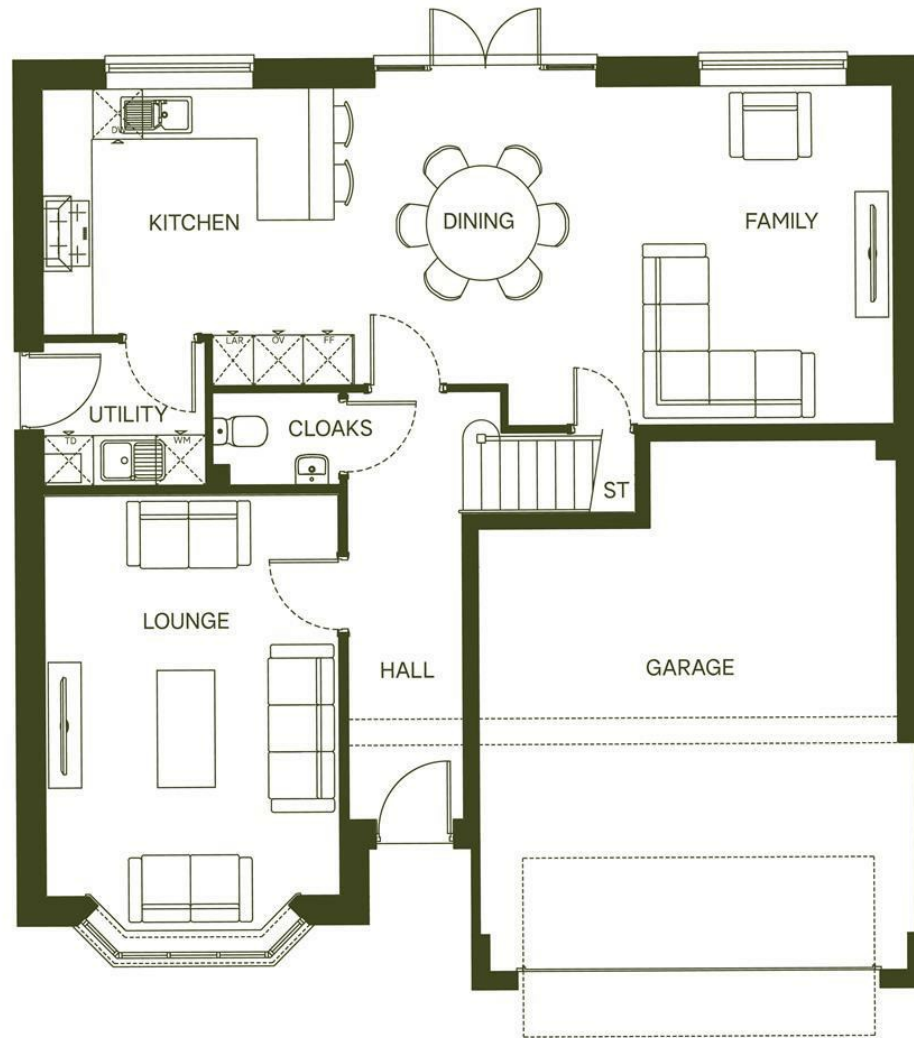
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



lyn Place rce ment Plan

- S
- he Marlow
- he Henley
- he Evesham
- he Heatherington
- he Windermere
- he Windsor
- he Salisbury
- he Chatsworth
- he Wiltshire
- he Ashbourne
- he Cambridge
- r Variant





MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions	(81-91) A		
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Alyn Place

Parcel

Development Plan

USES

- The Marlow
- The Evesham
- The Heatherington
- The Windermere
- The Windsor
- The Salisbury
- The Chatsworth
- The Wiltshire
- The Ashbourne
- The Cambridge

Other Variant
Affordable Housing



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www.monopolybuysellrent.co.uk

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