



Trevalyn Place, Wrexham LL12 0ED

£674,995

CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE ASHBOURNE. Discover the allure of the Ashbourne at Trevalyn Place, Rossett—a home that seamlessly blends functionality with style, creating a space that caters to modern family living. As you step inside, you'll be greeted by an open-plan kitchen, dining, and family area, providing a spacious and welcoming ambience. This versatile space becomes the heart of the home, accommodating everything from family meals to entertaining guests. The seamless flow of the open-plan design fosters togetherness, making it the perfect place for creating cherished memories. For moments of relaxation and privacy, unwind in the separate lounge—a tranquil retreat where you can enjoy quiet moments or socialise with loved ones. The Ashbourne also offers convenient features on the ground floor, such as a utility room, cloaks, store room, and a study/snug. Whether you're working from home, tackling homework, or simply seeking a cosy nook to escape with a good book, these spaces cater to your needs and add practicality to daily life. Upstairs, you'll find four bedrooms, each designed for comfort and convenience. The primary bedroom takes centre stage, featuring a desirable dressing area and an en-suite bathroom, creating a private sanctuary for relaxation and self-care.

- FABULOUS 4 BEDROOM DETACHED HOUSE
- DRESSING ROOM AND ENSUITE TO THE PRINCIPAL BEDROOM
- THREE BATHROOMS AND DOWNSTAIRS CLOACKROOM IN TOTAL
- LOVELY OPEN PLAN KITCHEN, DINING, FAMILY LIVING ROOM
- SEPARATE LOUNGE



INTERNAL ACCOMODATION MEASUREMENTS

Kitchen

3.93m x 3.58m

12'11" x 11'9"

Dining

3.93m x 3.05m

12'11" x 10'0"

Family

3.93m x 3.47m

12'11" x 11'5"

Lounge

5.23m x 3.77m

17'2" x 12'4"

Utility

2.52m x 1.98m

8'3" x 6'6"

Study/Snug

3.77m x 3.16m

12'4" x 10'4"

Cloaks

1.98m x 1.15m

6'6" x 3'9"

Bedroom 1

4.44m x 3.57m

14'7" x 11'9"

Dressing area

2.49m x 2.25m

8'2" x 7'5"

En Suite 1

2.49m x 2.44m

8'2" x 8'0"

Bedroom 2

3.83m x 3.40m

12'7" x 11'2"

En Suite 2

2.52m x 2.45m

8'3" x 8'0"

Bedroom 3

4.40m x 3,10m

14'5" x 3,32'10"

Bedroom 4

3.63m x 3.10m

11'11" x 10'2"

Bathroom

2.63m x 2.61

8'8" x 2.61

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.

IMPORTANT INFORMATION

NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS

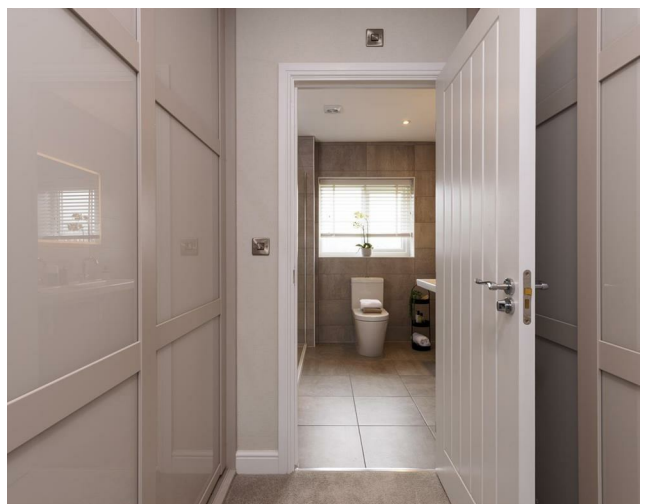
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

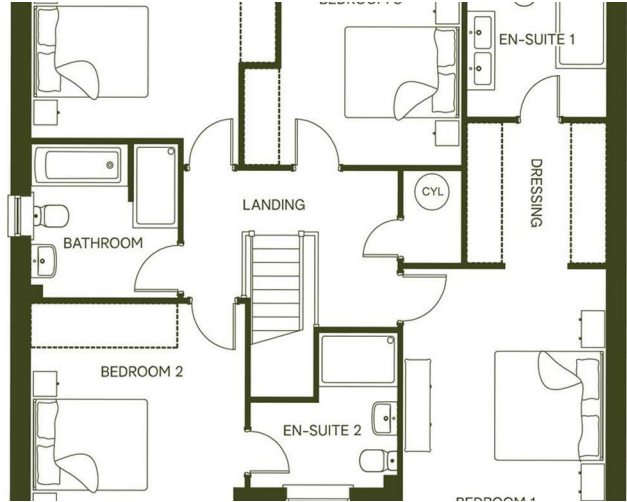


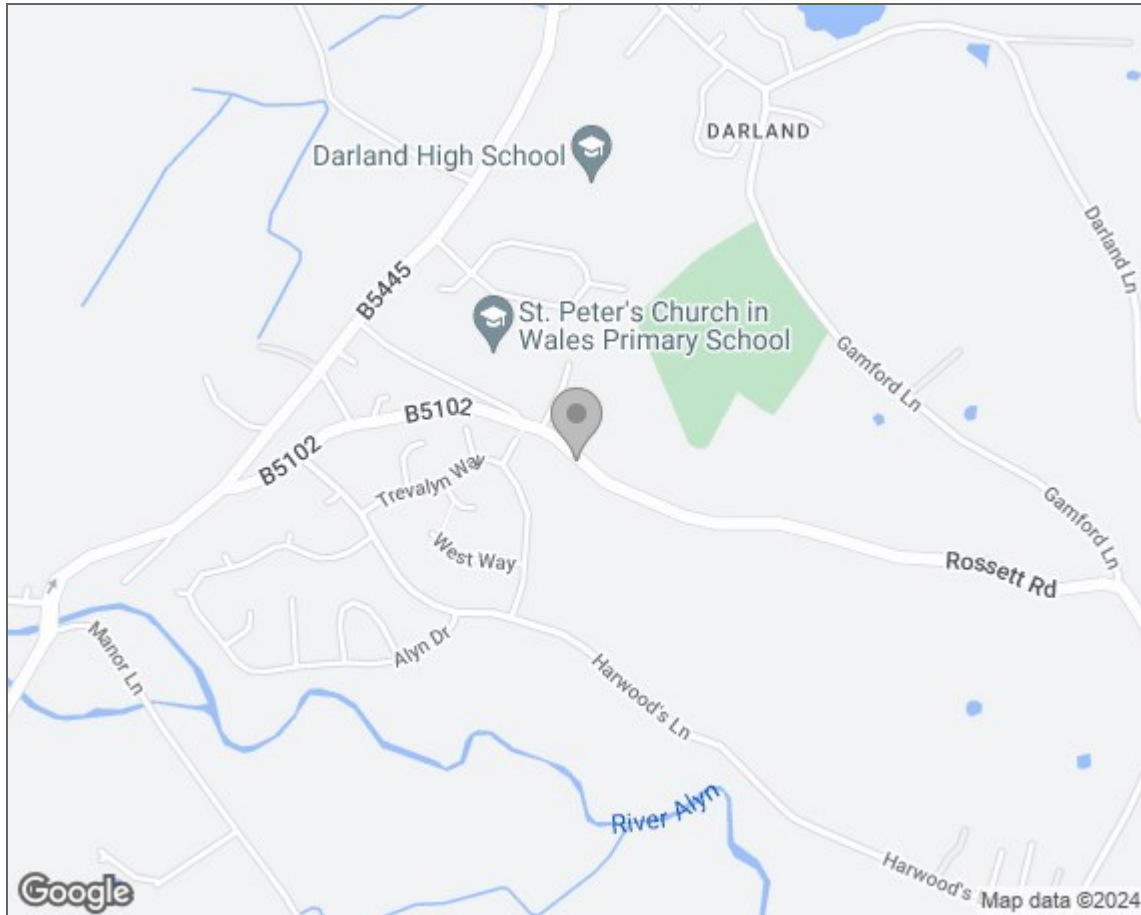
from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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