



Trevalyn Place, Wrexham LL12 0ED

£699,995

CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE CAMBRIDGE. Welcome to The Cambridge in Rossett, Wrexham, where modern living meets spacious elegance. This stunning detached home offers four bedrooms and a wealth of living space, perfectly designed to cater to your family's needs. With a double-integrated garage, parking and storage become effortless and convenient. The ground floor welcomes you with an inviting open-plan kitchen, family, and dining area. This warm and communal space is destined to be the heart of your home, where cherished moments with your loved ones will unfold. Practicality meets style with a utility room, cloakroom, and storage cupboard, ensuring that everyday tasks are a breeze. For moments of relaxation or entertainment, a separate lounge awaits, providing a serene escape from the hustle and bustle. As you ascend the stairs, the first floor unveils a world of comfort and luxury. The primary bedroom awaits with a delightful dressing area and ensuite, offering a private retreat just for you. Bedroom two also boasts its own ensuite, making it perfect for accommodating family members or guests in comfort and style. Two additional bedrooms provide ample space for everyone, and a well-appointed family bathroom ensures that everyone's needs are met. The

- STUNNING LARGE 4 BEDROOM DETACHED HOUSE
- 3 BATHROOMS INCLUDING EN-SUITE AND DRESSING AREA
- OPEN PLAN KITCHEN, DINING AND LIVING ROOM
- SEPARATE LOUNGE
- DOUBLE GARAGE



INTERNAL ACCOMADATION MEASUREMENTS

Kitchen
3.88m x 3.38m
12'9" x 11'1"

Dining
4.18m x 3.06m
13'9" x 10'0"

Family
4.63m x 4.16m
15'2" x 13'8"

Lounge
5.43m x 3.90m
17'10" x 12'10"

Cloaks
1.84m x 1.45m
6'0" x 4'9"

Utility
2.10m x 1.84m
6'11" x 6'0"

Garage
5.08m x 5.08m
16'8" x 16'8"

Bedroom 1
4.46m x 3.90m
14'8" x 12'10"

En-suite 1
3.42m x 3.05m
11'3" x 10'0"

Dressing Area
3.42m x 2.21m
11'3" x 7'3"

Bedroom 2
4.69m x 3.24m
15'5" x 10'8"

En-suite 2
2.54m x 2.34m
8'4" x 7'8"

Bedroom 3
4.02m x 3.12m
13'2" x 10'3"

Bedroom 4

3.47m x 3.12m
11'5" x 10'3"

Bathroom
2.64m x 2.24m
8'8" x 7'4"

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

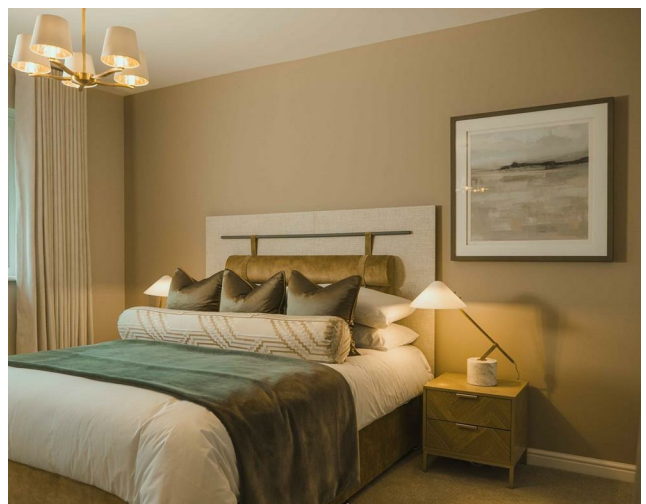
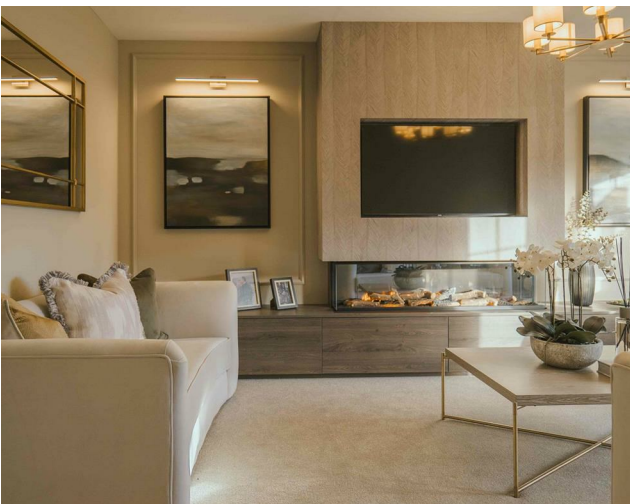
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

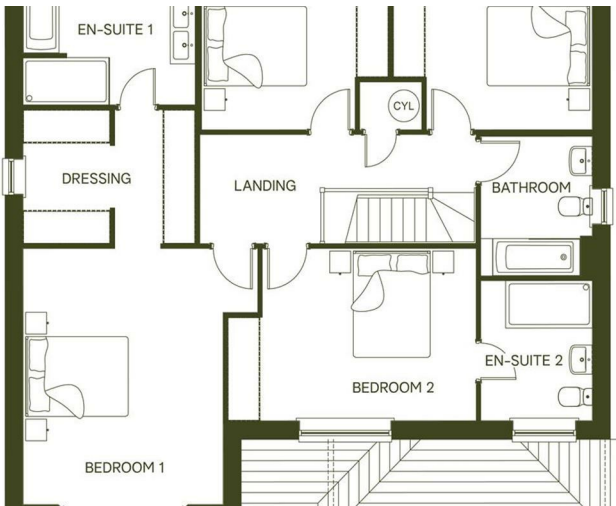


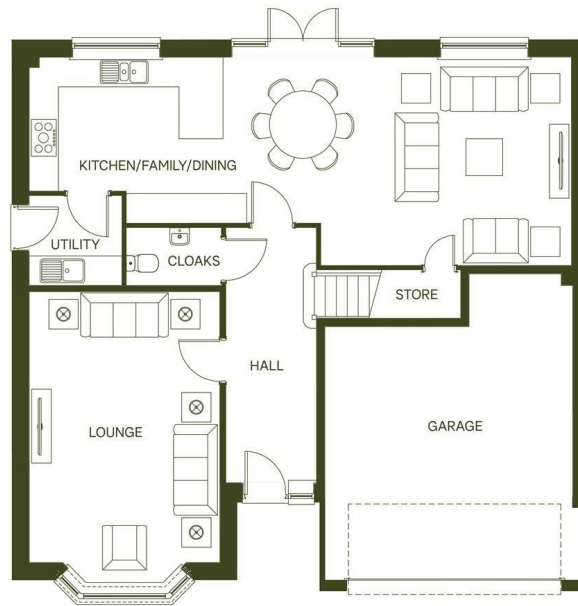
Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every 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			
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