



The Chatsworth
Rossett | Wrexham | LL12 0ED

£529,995

MONOPOLY
BUY ■ SELL ■ RENT

The Chatsworth

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CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE CHATSWORTH. The Chatsworth at Trevalyn Place, Rossett is an ideal choice for those looking for open-plan living. To the rear of the ground floor is a spacious kitchen & dining room, where French doors look out onto the garden. The separate study offers a great workspace and the lounge offers a comfortable area to relax and unwind at the end of a busy day. Upstairs you'll discover four generous-sized bedrooms, one of which has an en-suite and also a family bathroom.

- NEW BUILD
- FOUR BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SOUGHT AFTER VILLAGE LOCATION



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

itchen

3.70m x 3.62m

12'2" x 11'11"

Family/Dining

4.48m x 3.61m

14'8" x 11'10"

Lounge

3.34m x 5.65m

10'12" x 18'6"

Cloaks

1.75m x 1.09m

5'9" x 3'7"

Utility

1.75m x 1.71m

5'9" x 5'7"

Study

2.65m x 3.37m

8'8" x 11'1"

Bedroom 1

4.37m x 5.34m

14'4" x 17'6"

En-Suite

1.98m x 2.59m

6'6" x 8'6"

Bedroom 2

2.68m x 4.24m

8'9" x 13'11"

Bedroom 3

2.91m x 3.97m

9'7" x 13'0"

Bedroom 4

3.21m x 2.85m

10'6" x 9'4"

Bathroom

1.88m x 2.85m

6'2" x 9'4"

IMPORTANT INFORMATION

NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS MONEY LAUNDERING REGULATIONS 2003

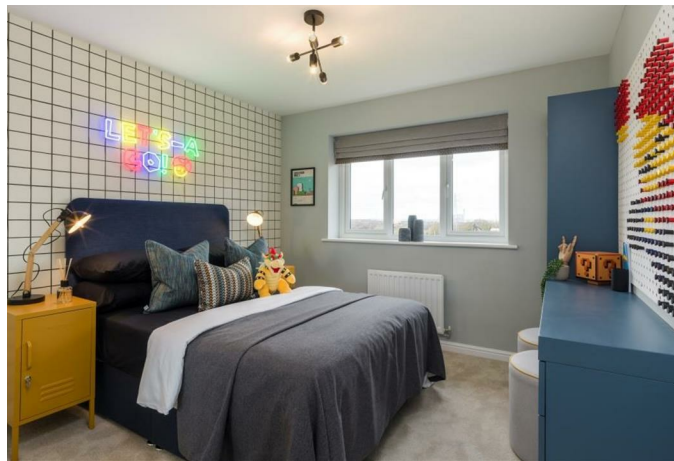
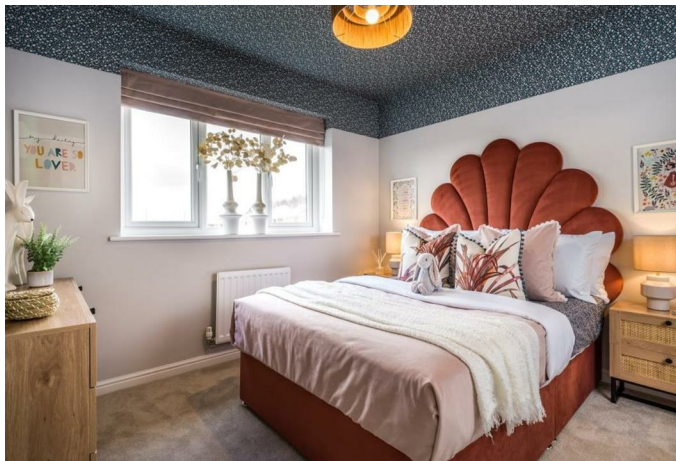
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



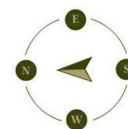


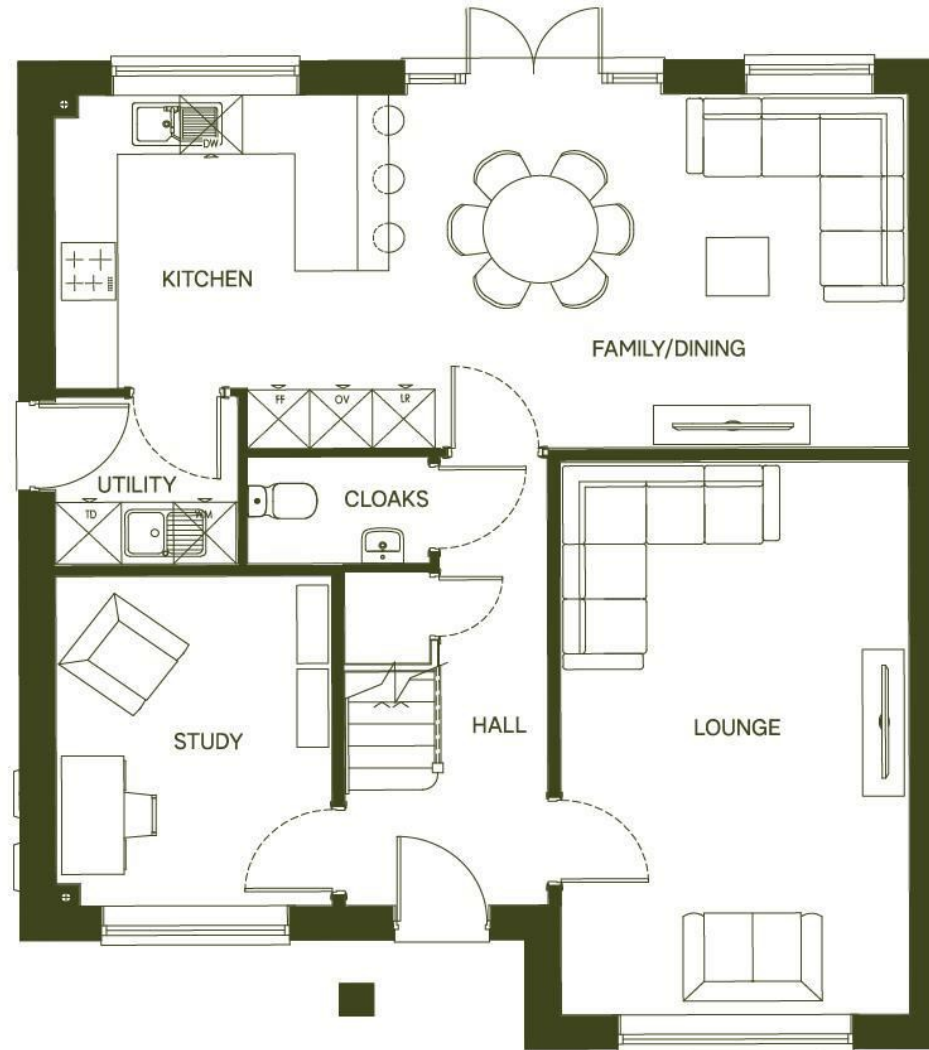
availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is 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 Parcel 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

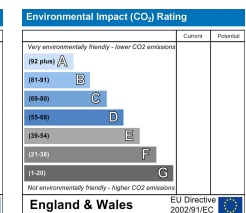
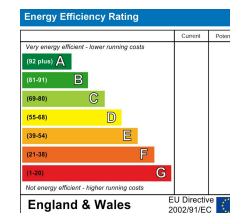




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Alyn Place

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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