



Marlow

Wrexham | | LL12 0ED

£329,995

MONOPOLY[®]

BUY ■ SELL ■ RENT

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CASTLE GREEN HOMES NEW BUILD DEVELOPMENT!
THE MARLOW. Discover the allure of The Marlow at Trevalyn Place, Rossett—a splendid 3-bedroom semi-detached home meticulously designed to cater to the needs of first-time buyers or downsizers. Offering both style and functionality, this residence presents a delightful living experience. Upon entering, you'll be greeted by a light and airy lounge, radiating a sense of warmth and tranquillity. This inviting space serves as the gateway to the heart of the home—an open-plan kitchen and dining room. The seamless flow between these areas creates a sense of connectivity, while French doors gracefully open to reveal the garden at the rear, allowing natural light to flood in and truly bringing the outside in. Imagine hosting memorable gatherings or savouring everyday meals in this harmonious space, surrounded by the beauty of nature. As you ascend to the first floor, you'll discover the generously proportioned bedrooms, ensuring ample space for rest and relaxation. The main bedroom stands out with its spaciousness, offering a private enclave for rejuvenation. En-suite facilities provide convenience and privacy, adding a touch of luxury to your daily routine. Additionally, the sleek family bathroom exudes modern elegance, providing a stylish retreat where you can indulge in moments of tranquillity and self-care. The Marlow at Trevalyn Place, Rossett is a home that goes beyond its functional design—it's a sanctuary where comfort and sophistication converge. Whether you're embarking on your homeownership journey or seeking a downsized lifestyle, this residence is the epitome of modern living. Experience the harmonious blend of space, natural light, and contemporary aesthetics in this exceptional abode.

- SPLENDID 3 BEDROOM SEMI-DETACHED HOUSES
- PERFECT FOR FIRST TIME BUYERS OR DOWNSIZERS
- VERY DESIRABLE LOCATION ON THE OUTSKIRTS OF ROSSETT VILLAGE
- ENSUITE BATHROOM
- OPEN PLAN KITCHEN AND DINING ROOM
- GENEROUS PROPORTIONS



INTERNAL ACCOMADATION MEASUREMENTS

Kitchen/Dining

5.45m x 3.43m

17'11" x 11'3"

Lounge

3.31m x 5.11m

10'10" x 16'9"

Cloaks

1.72m x 0.88m

5'8" x 2'11"

Bedroom 1

4.04m x 3.34m

13'3" x 10'12"

En Suite

2.18m x 1.20m

7'2" x 3'11"

Bedroom 2

3.22m x 3.07m

10'7" x 10'1"

Bedroom 3

2.79m x 2.30m

9'2" x 7'7"

Bathroom

1.70m x 2.02m

5'7" x 6'8"

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.

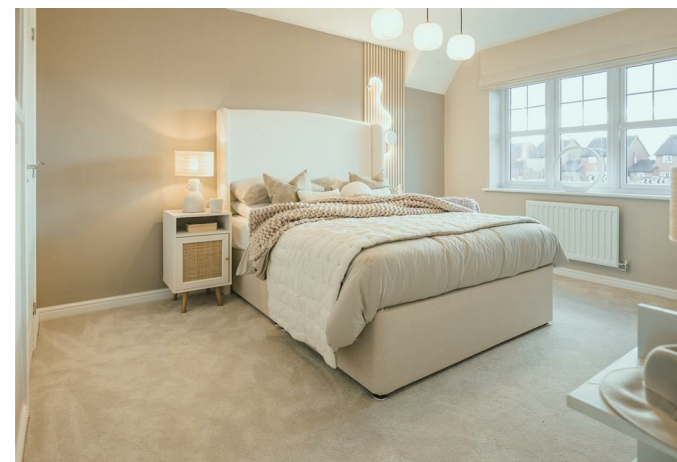
IMPORTANT INFORMATION

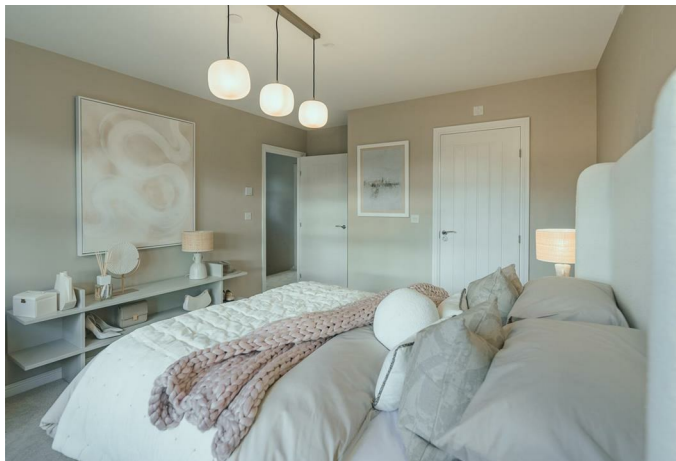
NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS MONEY LAUNDERING REGULATIONS 2003

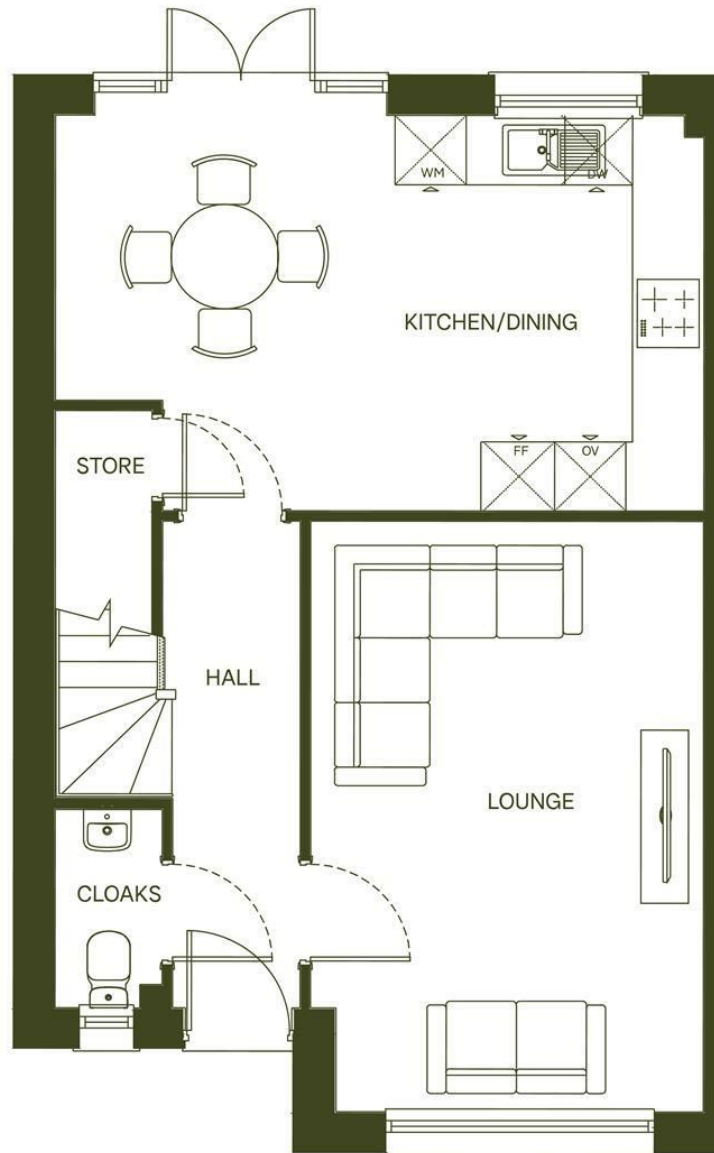
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





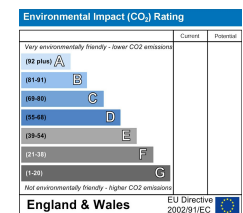
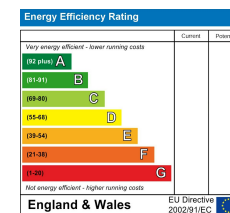


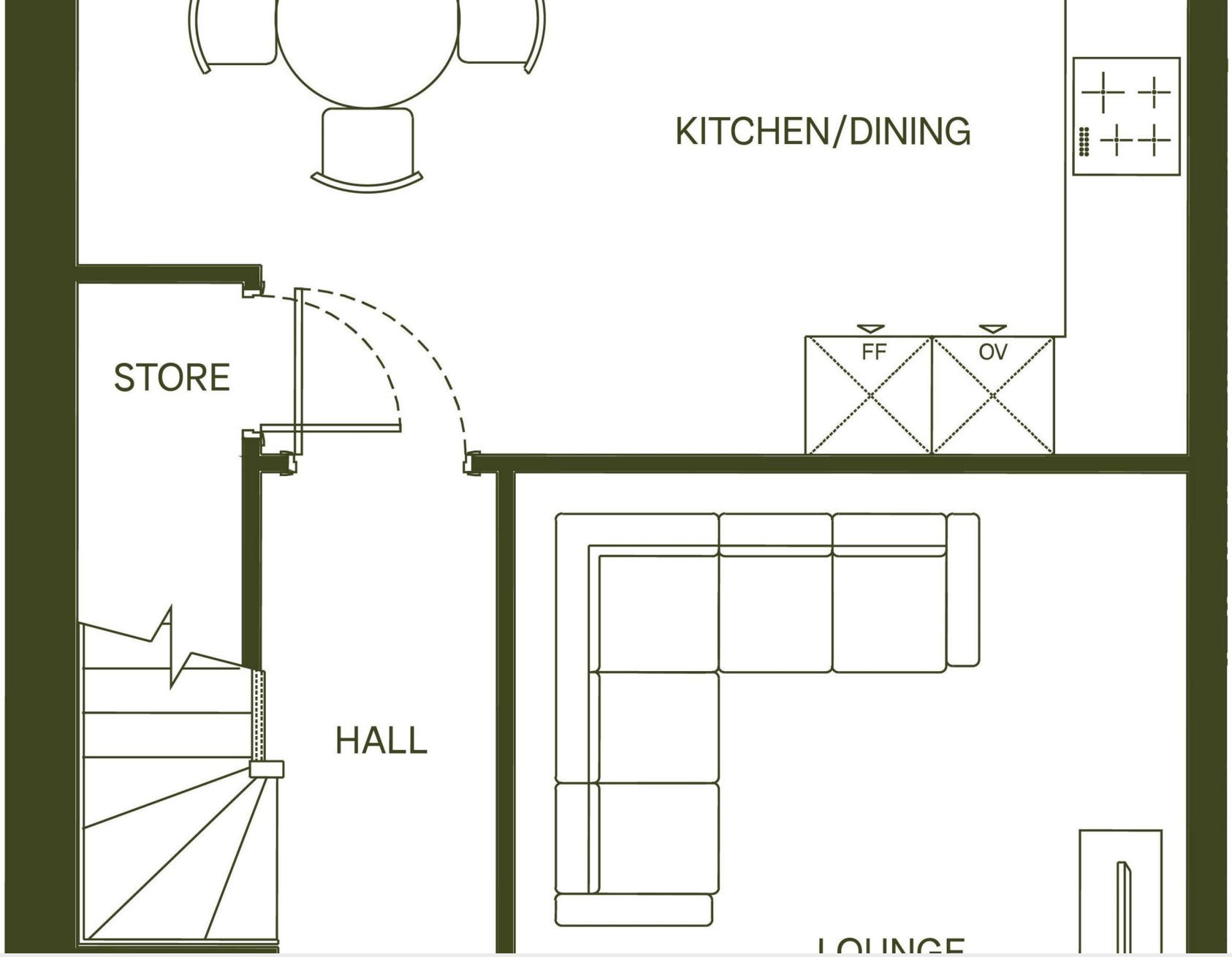
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CLOAKS