



## The Windsor

Rossett | Wrexham | LL12 0ED

£499,995

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



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CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE WINDSOR. The Windsor at Trevalyn Place, Rossett is a new home that seamlessly blends elegant design with contemporary features to create a comfortable and distinctive family home. The welcoming hallway leads to a spacious living area, and the open-plan kitchen/dining area is the vibrant core of this beautiful house. The three en-suite bedrooms, offer family members their own private retreats, making this home perfectly suited for families with older children or having guests over to visit. Additionally, The Windsor features a convenient living with its cloakroom, utility area and an integrated garage, providing desirable features that cater to the needs of modern family life.

- NEW BUILD
- THREE BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- GARAGE
- 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 MEASUREMENTS

### Kitchen

3.26m x 3.33m

10'8" x 10'11"

### Family/Dining

5.14m x 3.63m

16'10" x 11'11"

### Utility

2.32m x 1.78m

7'7" x 5'10"

### Lounge

3.57m x 4.85m

11'9" x 15'11"

### Cloaks

1.16m x 1.78m

3'10" x 5'10"

### Garage

2.58m x 5.50m

8'6" x 18'0"

### Bedroom 1

3.57m x 6.00m

11'9" x 19'8"

### Dressing Area

2.50m x 2.29m

8'2" x 7'6"

### En-suite 1

3.07m x 2.69m

10'1" x 8'10"

### Bedroom 2

2.68m x 4.59m

8'9" x 15'1"

### En-suite 2

1.99m x 2.61m

6'6" x 8'7"

### Bedroom 3

3.67m x 3.39m

12'0" x 11'1"

### En-suite 3

1.49m x 2.69m

4'11" x 8'10"

## IMPORTANT INFORMATION

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

MONEY LAUNDERING REGULATIONS 2003

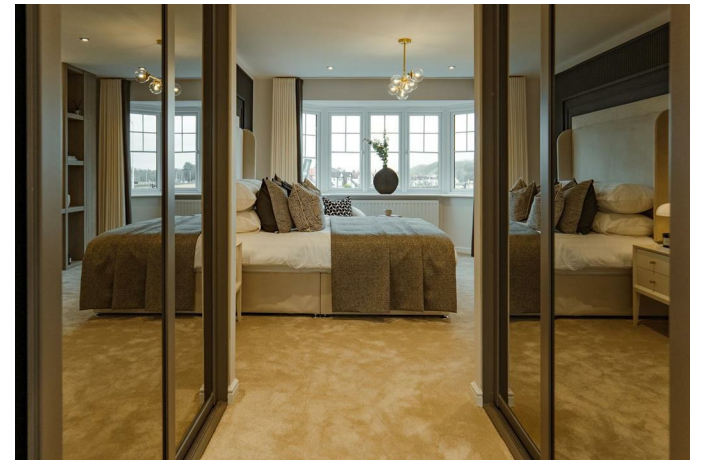
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	(10-15) <b>A</b>		
(16-20) <b>B</b>			
(21-25) <b>C</b>			
(26-30) <b>D</b>			
(31-35) <b>E</b>			
(36-40) <b>F</b>			
(41-45) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





# lyn Place

## Parcel

### Apartment Plan

#### Types

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

Standard Variant



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Standard Variant  
 Affordable Housing



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