



Salisbury

Rossett | Wrexham | LL12 0ED

£534,995

MONOPOLY[®]

BUY ■ SELL ■ RENT

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CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE SALISBURY. Welcome to The Salisbury at Trealyn Place, Rossett—a home designed with family in mind. This exceptional residence places family space at its heart, providing a perfect setting for creating cherished memories. As you step inside, you'll be captivated by the impressive 28ft open-plan kitchen/breakfast/family room on the ground floor. This expansive area is the true hub of the home, offering a versatile space for everyday living and entertaining. Whether it's cooking a delicious meal, enjoying a relaxed breakfast, or spending quality time with loved ones, this open-plan space accommodates it all. The French doors seamlessly connect the interior to the garden, allowing for a seamless flow of natural light and providing a refreshing view of the outdoor landscape. Upstairs, the exceptional main bedroom awaits. This spacious retreat is designed to provide the ultimate comfort and relaxation. The en suite bathroom adds a touch of luxury, offering a private sanctuary where you can unwind and rejuvenate. Bedroom two offers a generously proportioned double room, complete with its own en-suite bathroom. This thoughtful design ensures comfort and privacy for family members or guests. Additionally, two further double bedrooms provide ample space for everyone's individual needs. The family bathroom on this floor caters to the demands of a busy household, offering convenience and style in equal measure. The Salisbury at Trealyn Place, Rossett is more than just a house—it's a home where family spaces come alive. Experience the joy of living in a residence that seamlessly blends comfort, style, and functionality. Create lasting memories and embrace the warmth and togetherness that this remarkable home provides.

- FOUR BEDROOM DETACHED NEW BUILD PROPERTY
- THREE BATHROOMS
- Energy efficient /savings of up to £2,600 per year
- Easy Move Scheme – Estate Agent fees covered T&C apply
- 10 year NHBC warranty
- Customise your new home from the start using Castle Green Homes' Willow portal
- In-roof PV system installed as standard
- Timber Framed
- Green mortgages – Cash back and other benefits available. T&C apply
- Rural location. Within walking distance of Rossett Village centre



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

Kitchen

3.61m x 3.63m

11'10" x 11'11"

Dining

3.63m x 2.42m

11'11" x 7'11"

Family

3.64m x 2.94m

11'11" x 9'8"

Utility

1.84m x 1.84m

6'0" x 6'0"

Lounge

4.48m x 3.56m

14'8" x 11'8"

Cloaks

1.73m x 1.17m

5'8" x 3'10"

Garage

5.50m x 3.05m

18'0" x 10'0"

Bedroom 1

5.51m x 4.70m

18'1" x 15'5"

En suite 1

2.09m x 1.55m

6'10" x 5'1"

Bedroom 2

3.82m x 3.13m

12'6" x 10'3"

En suite 2

2.08m x 1.41m

6'10" x 4'8"

Bedroom 3

4.37m x 2.71m

14'4" x 8'11"

Bedroom 4

3.91m x 2.75m

12'10" x 9'0"

Bathroom

2.17m x 1.93m

7'1" x 6'4"

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.

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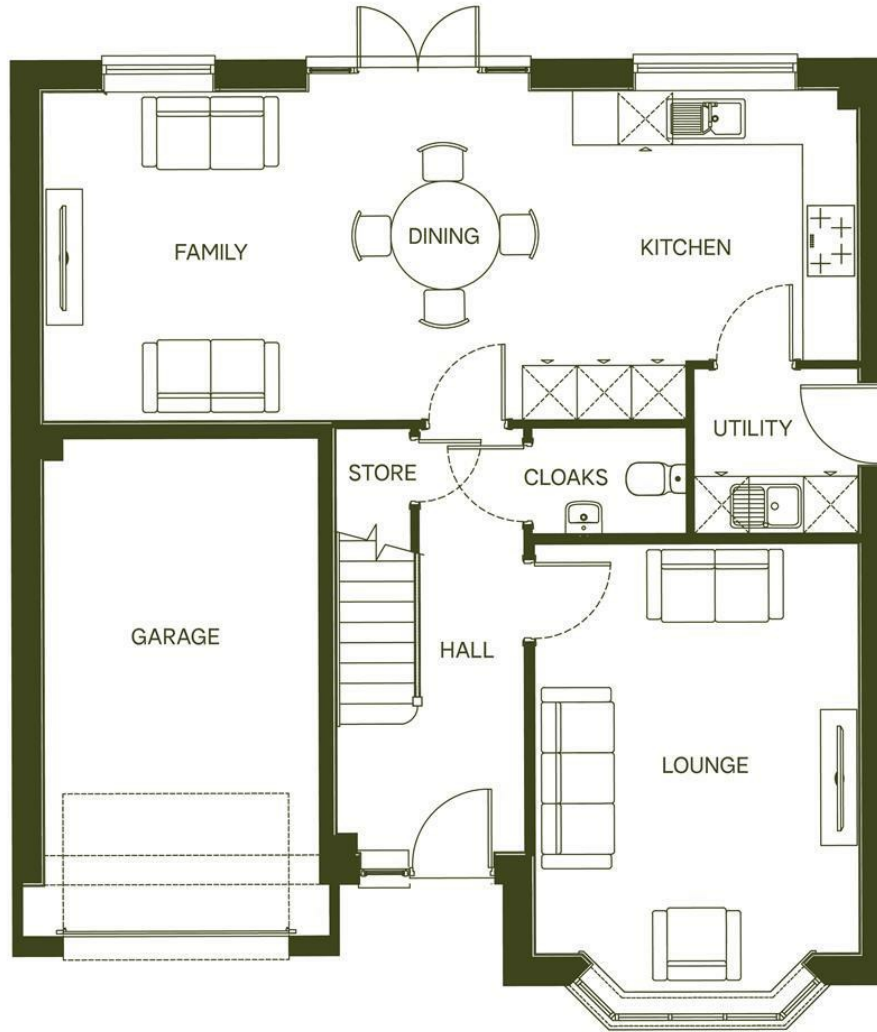
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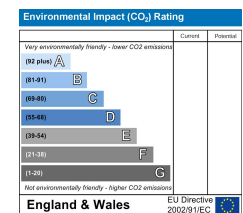
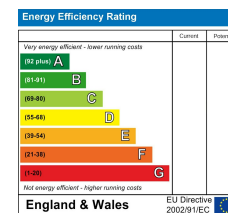


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