



## Trevalyn Place, Rossett LL12 0ED

### £379,995

CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE EVESHAM. Plot 20 - Introducing The Evesham at Trevalyn Place, Rossett. As soon as you walk in, you'll discover how light and spacious this home feels. The kitchen and dining area is a real highlight, offering plenty of room for cooking and spending time with family and friends. With French doors that open straight out to the garden, it's perfect for blending indoor and outdoor living, whether you're having a BBQ or just relaxing in the sunshine.

When you're ready to relax, the separate lounge is the perfect spot, offering a cosy spot to settle down with a good book or enjoy your favourite movie. The layout of The Evesham makes it easy to spend quality time with your family, offering plenty of space for everyone to enjoy.

Upstairs, the main bedroom feels like a little slice of luxury, complete with its own en-suite for extra privacy. Two further bedrooms are ideal for children, guests, or even a home office. There's also a family bathroom to make mornings easier. Plus, with an integrated garage for parking and storage and a convenient cloakroom on the ground floor, The Evesham is designed to suit modern family life while keeping things stylish and practical.

- Energy efficient / Savings of up to £2,600 p.a.
- En-suite and dressing area to primary bedroom
- Within walking distance to Rossett village
- Cloakroom
- Easy Move Scheme – estate agent fees covered T&Cs apply
- In-roof PV system
- 10-Year NHBC Warranty
- Integrated single garage
- Digitally customise your new home with Willow, by Castle Green
- Green Mortgages – Cash Back and Other Benefits Available. T&Cs Apply



## 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 Accommodation

Kitchen

3.31m x 3.20m

10'10" x 10'6"

Dining

3.63m x 2.71m

11'11" x 8'11"

Living

4.67m x 4.05m

15'4" x 13'3"

Cloaks

1.50m x 1.05m

4'11" x 3'5"

Garage

5.48m x 2.61m

17'12" x 8'7"

Bedroom 1

6.83m x 3.09m

22'5" x 10'2"

Bedroom 2

3.78m x 2.71m

12'5" x 8'11"

Bedroom 3

2.96m x 2.71m

9'9" x 8'11"

Bathroom

2.09m x 1.91m

6'10" x 6'3"

En-Suite

2.51m x 1.19m

8'3" x 3'11"

## Customise your Home Digitally with Willow

Exclusive to Castle Green Homes, Willow—Your Digital New Home Assistant—redefines the homebuying experience. With Willow, customising your new home is at your fingertips. Through its digital twin technology, you can personalise every aspect of your home virtually, from fixtures and finishes to other key details, all through our interactive configurators.

Not sure which house type is best for you and your family? Willow's comparison tool makes it simple to find the perfect match. Forget about paper printouts and misplaced documents—Willow securely stores all of your important files, offering you peace of mind.

Communication has never been easier. Willow streamlines your interactions with our team, from consulting with our sales advisors to post-completion support. With the ability to precisely pinpoint snags and an integrated calendar system, booking appointments with our customer care team is effortless. Everything is managed seamlessly in one place, so nothing is ever missed. With Castle Green Homes, you're not just buying a home—you're creating one, with Willow by your side.

## IMPORTANT INFORMATION

NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE



## SALES TEAM TO DISCUSS

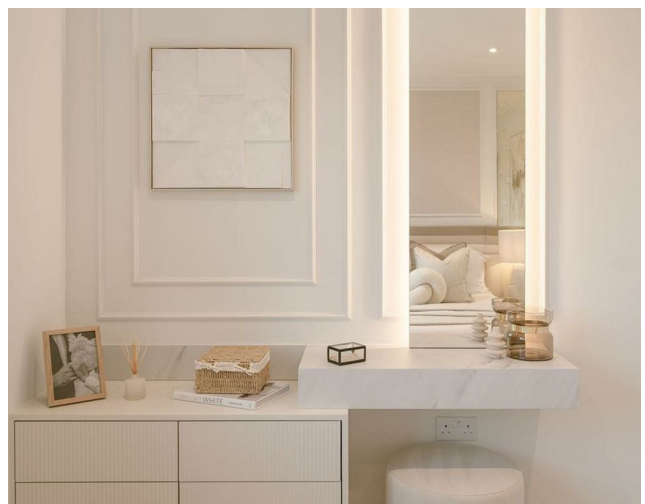
### MONEY LAUNDERING REGULATIONS 2003

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.









## Place

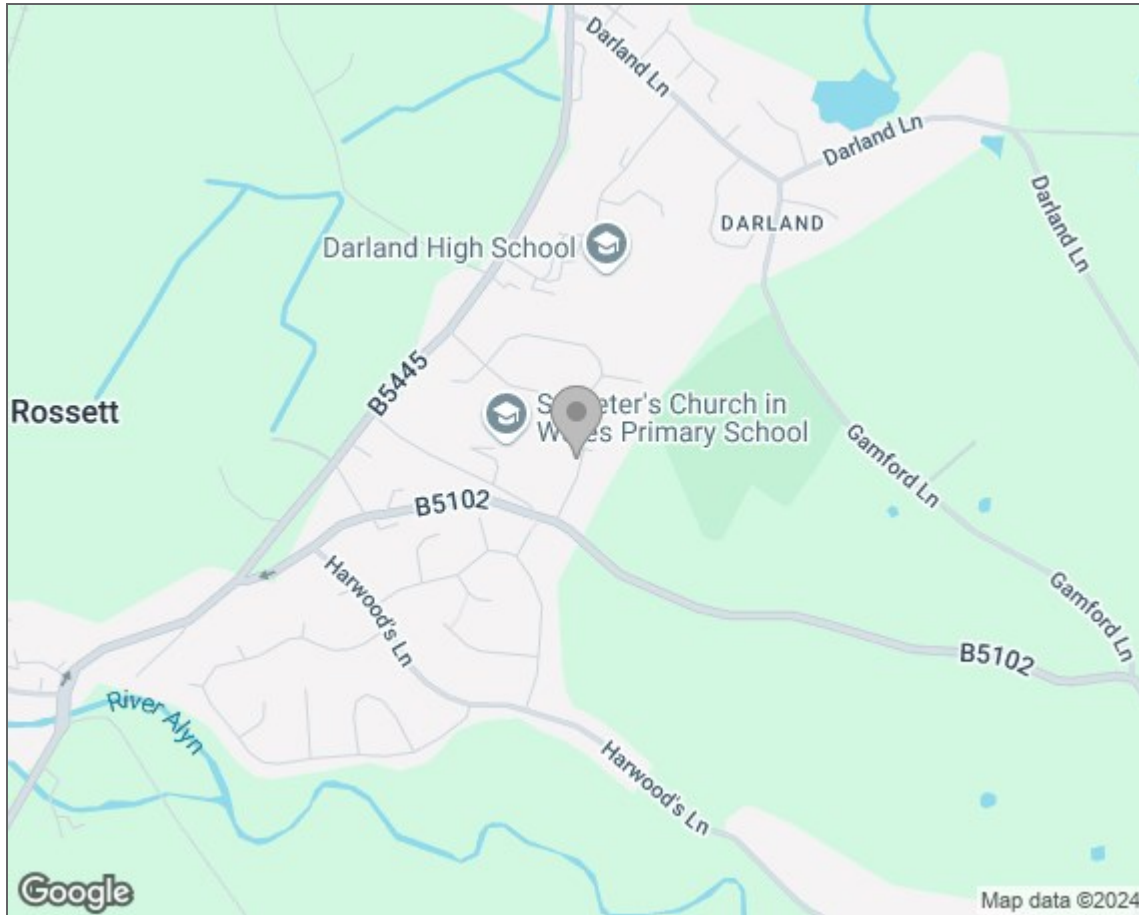
### Site Plan



## Place

### Site Plan





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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