



Trevalyn Place, Wrexham LL12 0ED

£319,995

CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE MARLOW. Plot 7 - Introducing The Marlow at Trevalyn Place, Rossett—a stunning three-bedroom semi-detached home, ideal for first-time buyers or those looking to downsize. This home beautifully combines style and practicality, offering a welcoming and comfortable living space.

As you enter, you're greeted by a bright and cosy lounge—perfect for relaxing after a long day. The home then flows into the open-plan kitchen and dining area, creating a versatile space for everyday living.

French doors open from the kitchen to the garden, filling the room with natural light and creating an indoor-outdoor feel. Whether you're hosting gatherings or enjoying quiet family meals, this space is perfect for making memories and enjoying the outdoors.

Upstairs, the bedrooms provide plenty of room to unwind. The primary bedroom feels extra spacious and includes its own en-suite, adding a touch of luxury. The two additional bedrooms are perfect for family, guests, or a home office, with a sleek family bathroom conveniently nearby.

- Energy efficient / Savings of up to £2,600 p.a.
- Open Plan Kitchen / diner
- Easy Move Scheme – estate agent fees covered T&Cs apply
- Digitally customise your new home with Willow, by Castle Green
- Green Mortgages – Cash Back and Other Benefits Available. T&C apply
- Perfect for First Time Buyers or Downsizers
- En-suite Bathroom to primary bedroom
- 10-Year NHBC Warranty
- In-roof PV system
- Walking distance to Rossett Village



INTERNAL ACCOMMODATION 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.

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.





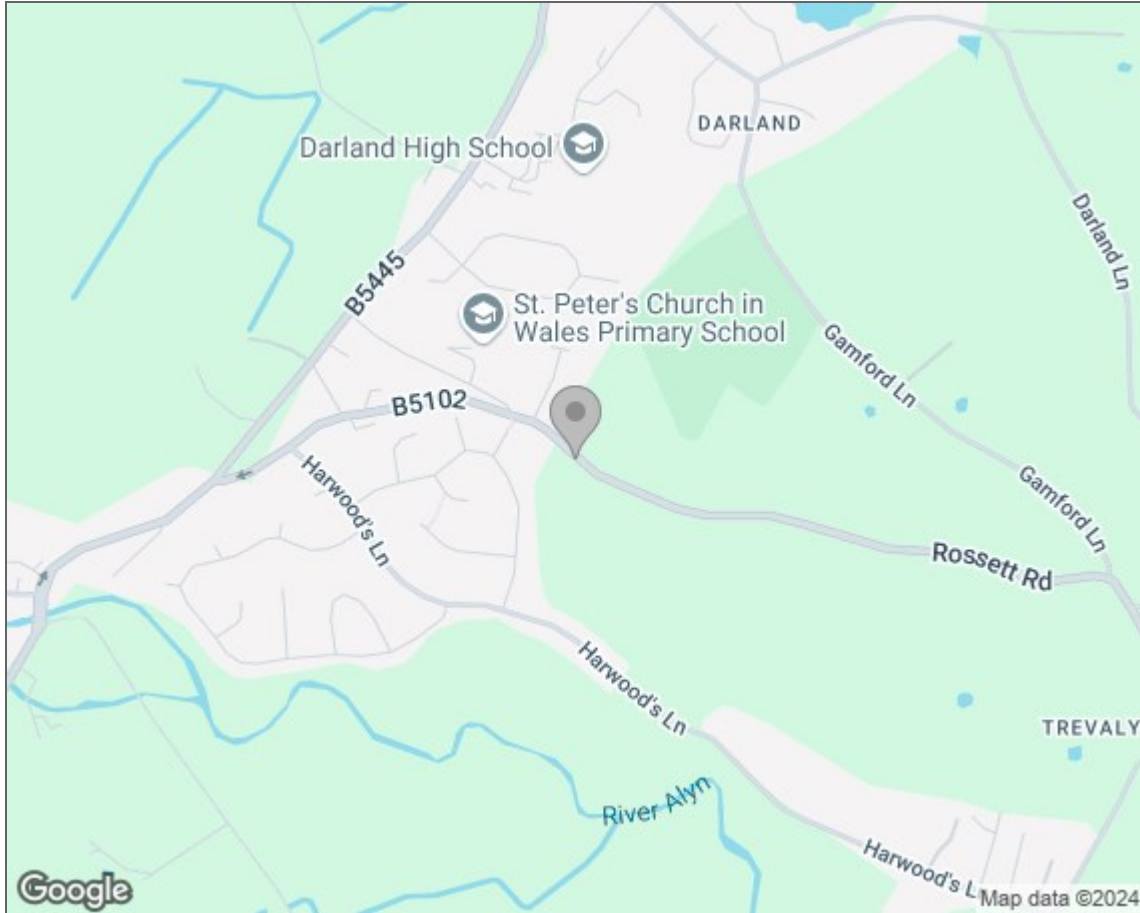


MONOPOLY[®]

BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407
wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

