



PLOT 18, The Windermere

Rossett | Wrexham | LL12 0ED

£464,995

MONOPOLY[®]

BUY ■ SELL ■ RENT

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5* HBF BUILDERS CASTLE GREEN HOMES, NEW BUILD DEVELOPMENT! THE WINDERMERE, PLOT 18. Indulge in the elegance and contemporary features of The Windermere at Trevalyn Place, Rossett—a home that effortlessly combines stylish design with modern comforts. From the moment you step into the welcoming hallway, you'll be captivated. The spacious living room offers a comfortable retreat after a long day. At the heart of The Windermere lies the open-plan kitchen, dining, and family area, forming the vibrant centrepiece of this beautiful home. This spacious and inviting space is where culinary creations come to life and memories are made around the dining table. The first floor unveils four generously proportioned bedrooms, each offering plenty of space for relaxation and personalisation. The en-suite primary bedroom becomes your private sanctuary, a place to retreat and rejuvenate. The remaining bedrooms provide ample room for family members or guests, ensuring that everyone has their own personal haven within the house. To enhance convenience and functionality, The Windermere features a utility room and cloakroom, catering to the needs of busy family life. Additionally, an integrated garage and extra storage space allow for added convenience. The Windermere at Trevalyn Place is more than just a house—it's a home of distinction, where elegant design and contemporary features intertwine to create an idyllic family home in Rossett.

- Energy efficient / Savings of up to £2,600 p.a.
- Open-plan kitchen, dining and family area
- En-suite in primary bedroom
- Utility and cloakroom
- Integrated Garage
- Easy Move Scheme – estate agent fees covered T&Cs apply
- 10-Year NHBC Warranty
- Digitally customise your new home with Willow, by Castle Green
- In-roof PV system
- Green Mortgages – Cash Back and Other Benefits Available. T&C apply



INTERNAL ACCOMODATION MEASUREMENTS

Kitchen/Dining/Family - 7.73m x 3.53m (25'4" x 11'7")

Utility - 1.95m x 1.80m (6'5" x 5'11")

Cloaks - 1.95m x 0.91m (6'5" x 3')

Lounge - 4.91m x 3.34m (16'1" x 10'11")

Bedroom 1 - 3.91m x 3.34m (12'10" x 10'11")

En-suite - 2.67m x 1.39m (8'9" x 4'7")

Bedroom 2 - 4.43m x 2.83m (14'6" x 9'3")

Bedroom 3 - 3.85m x 2.83m (12'8" x 9'3")

Bedroom 4 - 3.50m x 2.77m (11'6" x 9'1")

Bathroom - 2.09m x 1.96m (6'10" x 6'5")

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.

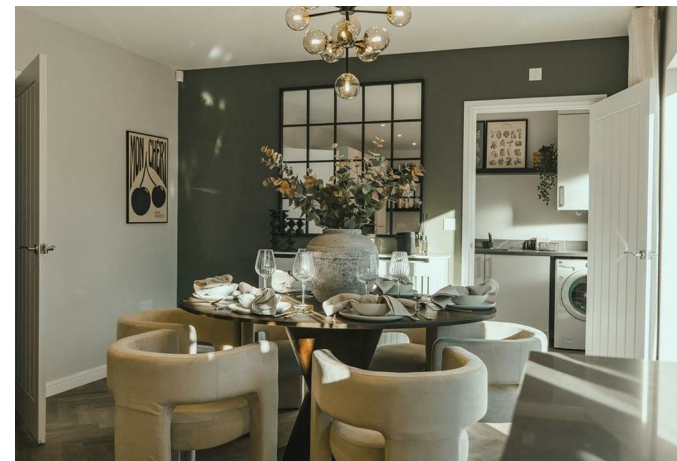
IMPORTANT INFORMATION

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.





lyn Place

Parcel

ment Plan

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



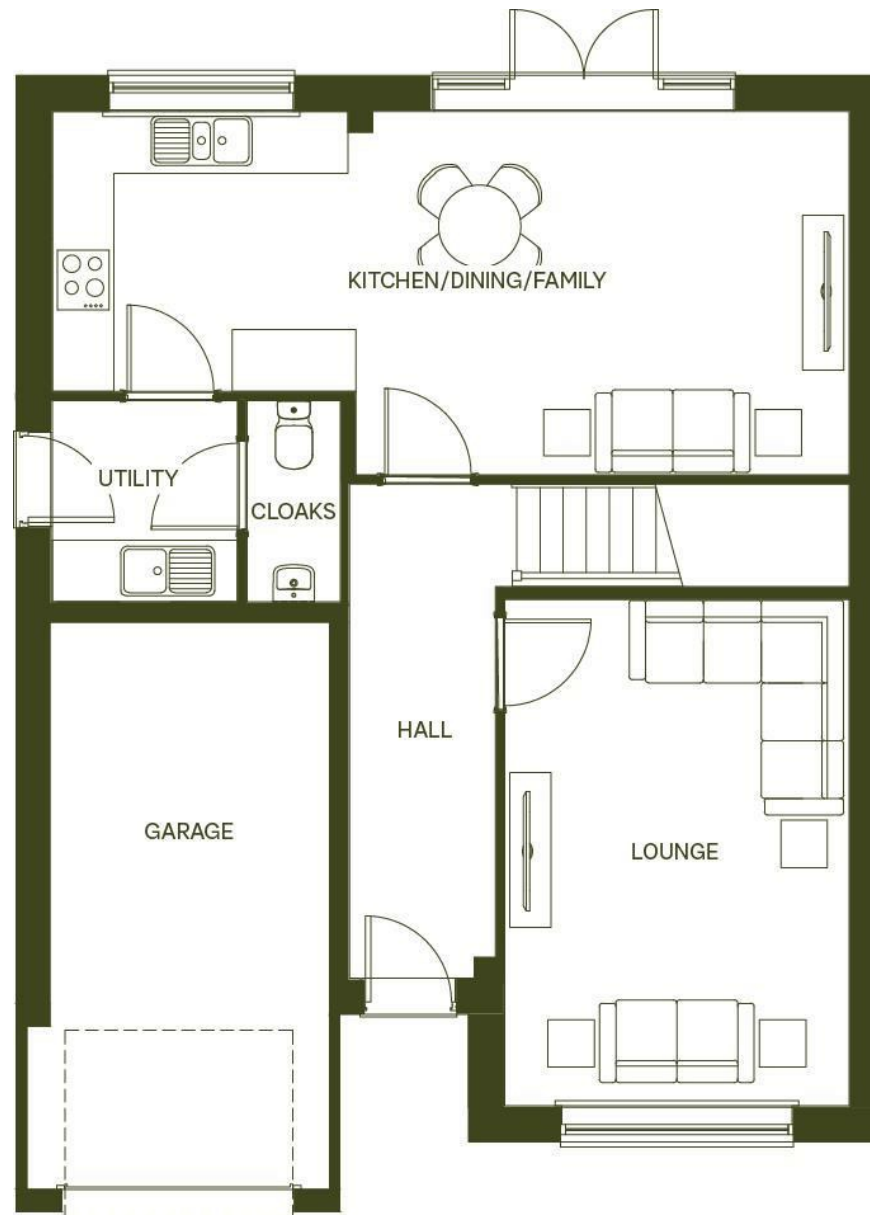
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Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive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

Environmental Impact (CO ₂) Rating		Current	Future
Very environmentally friendly - lower CO ₂ emissions			
(101-120) A			
(81-100) B			
(61-80) C			
(41-60) D			
(21-40) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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