



## Trevalyn Place, Wrexham LL12 0ED

### £694,995

CASTLE GREEN HOMES NEW BUILD DEVELOPMENT! THE ASHBOURNE. - Discover the Ashbourne at Trevalyn Place, Rossett, where functionality meets style for modern family living. As you enter, you are welcomed by an open-plan kitchen, dining, and family area that serves as the heart of the home. This spacious layout is ideal for family meals and entertaining, creating a warm atmosphere perfect for making memories. For relaxation, a separate lounge offers a tranquil retreat for quiet moments or socialising with loved ones. The ground floor also offers practical amenities, including a utility room, cloakroom, and storeroom. A separate study/snug provides a versatile space—perfect for working from home, helping with homework, or simply relaxing with a good book. Upstairs, you will find four comfortable bedrooms, with the primary bedroom offering a dressing area and an en-suite bathroom for a serene escape. Bedroom two also includes an en-suite, while a well-appointed family bathroom serves the remaining rooms, ensuring comfort for everyone. The Ashbourne is more than just a home; it's a harmonious blend of beauty and practicality, designed for a lifestyle that embraces modern family living. QUARTZ, FLOORING THROUGHOUT PLUS TURF TO THE REAR GARDEN.

- Energy Efficient / Savings of up to £2,600 p.a.
- Open plan kitchen, dining and family room
- In-roof PV System
- Easy Move Scheme – estate agent fees covered T&Cs apply
- 10-year NHBC Warranty
- Dressing area and en-suite in primary bedroom
- Separate study
- Walking distance of Rossett village
- Digitally customise your new home with Willow, by Castle Green
- Green Mortgages – Cash Back and Other Benefits Available. T&Cs Apply



## INTERNAL ACCOMODATION MEASUREMENTS

Kitchen/Dining/Family - 10.09m x 3.96m (33'1" x 13')

Lounge - 5.44m x 3.74m (17'10" x 12'3")

Utility - 2.50m x 1.90m (8'2" x 6'3")

Study - 3.57m x 3.46m (11'9" x 11'4")

Cloaks - 1.90m x 0.98m (6'3" x 3'3")

Bedroom 1 - 4.53m x 3.57m (14'10" x 11'9")

Dressing area - 2.45m x 2.33m (8' x 7'8")

En-suite - 12.50m x 2.45m (8'2" x 8')

Bedroom 2 - 3.95m x 3.77m (13' x 12'4")

En-suite 2 - 2.58m x 2.57m (8'6" x 8'5")

Bedroom 3 - 3.81m x 3.30m (12'6" x 10'10")

Bedroom 4 - 4.29m x 2.86m (14'1" x 9'5")

Bathroom - 2.58m x 2.49m (8'6" x 8'2")

## LOCATION

Situated in the picturesque Welsh village of Rossett on the outskirts of Wrexham and Chester, you will find the spectacular Trevalyn Place, by Castle Green Homes. 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 offers a range of 2, 3 and 4-bedroom homes. Will you make Trevalyn Place your new home? Get in touch today!

## 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

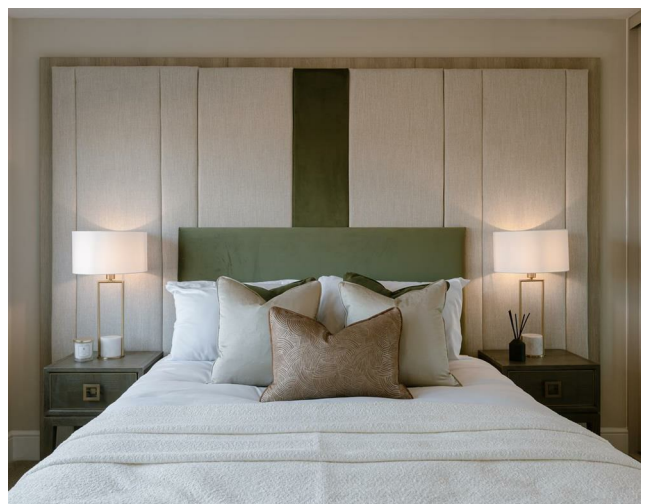
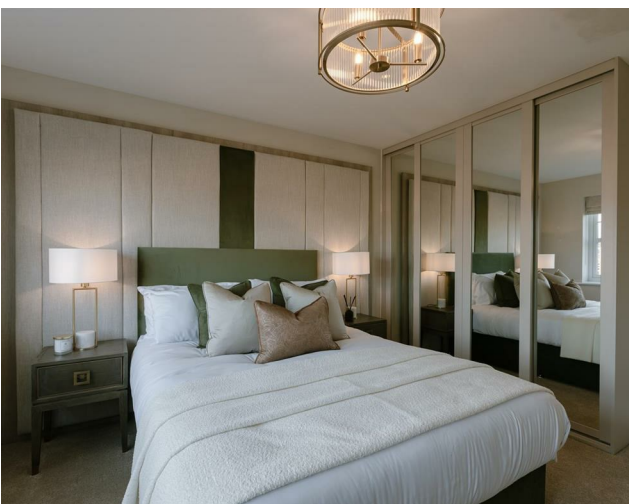
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

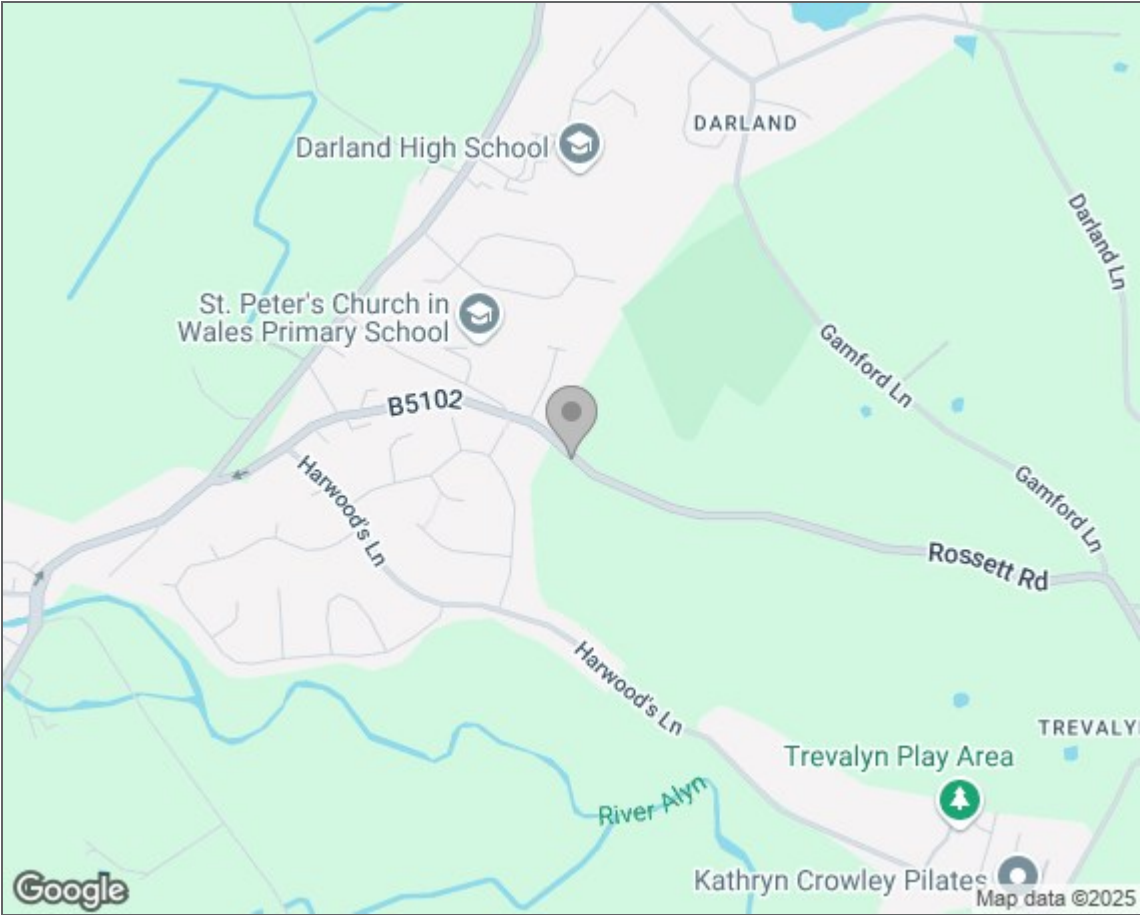
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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.











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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
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