



## Trevalyn Place, Rossett LL12 0ED

### £527,995

5\* HBF BUILDERS CASTLE GREEN HOMES, NEW BUILD DEVELOPMENT!

PLOT 21 – THE SALISBURY Welcome to The Salisbury at Trevalyn Place, Rossett—a home designed with family living in mind. From the moment you walk in, the open-plan kitchen, breakfast and family area impresses. This spacious area forms the heart of the home, perfect for cooking, eating and enjoying family moments together. The French doors lead right out onto the garden, while illuminating the space with heaps of natural light.

Upstairs, the primary bedroom offers a spacious retreat, with a walkthrough dressing area, ideal for storage and getting ready. The second bedroom is also a good-sized double, complete with an en-suite, so family members or guests have their own private space too.

Two more double bedrooms offer plenty of flexibility for children, guests or even a home office. The family bathroom is perfect for the hustle and bustle of everyday life. The Salisbury isn't just a house—it's a warm and welcoming family home, designed to make life easy and enjoyable with plenty of space for everyone to feel at home. This property also includes a single garage, adding extra convenience and secure storage space.

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



## INTERNAL ACCOMODATION

Kitchen/Dining/Family - 8.97m x 3.63m / 29'5" x 11'11"

Utility - 1.82m x 1.80m / 6' x 5'11"

Lounge - 4.97m x 3.56m / 16'4" x 11'8"

Cloaks - 1.70m x 1.17m / 5'7" x 3'10"

Bedroom 1 - 4.95m x 3.56m / 16'3" x 11'8"

Dressing Area - 2.63m x 2.00m / 8'8" x 6'7"

En-suite 1 - 2.85m x 2.00m / 9'4" x 6'7"

Bedroom 2 - 3.62m x 3.13m / 11'11" x 10'3"

En-suite 2 - 2.22m x 2.09m / 7'3" x 6'10"

Bedroom 3 - 3.47m x 2.85m / 11'5" x 9'4"

Bedroom 4 - 3.30m x 2.50m / 10'10" x 8'2"

Bathroom - 2.11m x 2.01m / 6'11" x 6'7"

## 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.

## 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 3 and 4-bedroom homes. Will you make Trevalyn Place your new home? Get in touch today!

## 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](http://www.monopolybuysellrent.co.uk)**

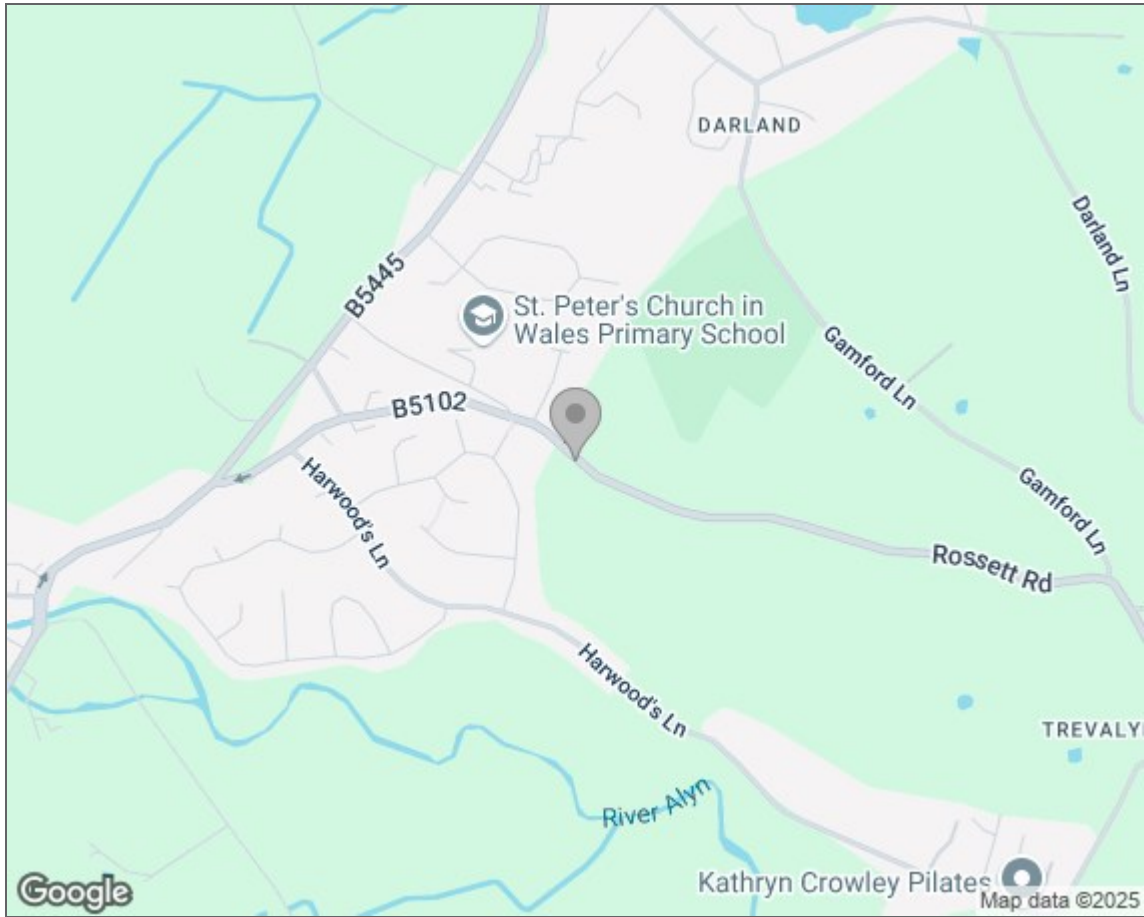












| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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 <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                                                 |         |           |
| 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.

