



PLOT 19, The Heatherington

Rossett | Wrexham | LL12 0ED

£459,995

MONOPOLY
BUY ■ SELL ■ RENT

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5* HBF BUILDERS CASTLE GREEN HOMES, NEW BUILD DEVELOPMENT! PLOT 19 - THE HEATHERINGTON. Great first impressions are key to finding your dream home and that's certainly what you get with The Heatherington. Open the front door to find a spacious hallway welcoming you to this stylish new home. On the left you will discover a living room running the whole length of the house offering plenty of space and light. To the right a generous kitchen, dining and family area with French doors leading onto the garden, creating the perfect family space. A laundry room and cloakroom complete the ground floor. On the first floor you will experience the wonderful master bedroom with en suite. Three further bedrooms along with a family bathroom complete this beautiful new home. AAVAILABLE SPRING/SUMMER 2025

- NEW BUILD
- DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- FOUR BEDROOMS
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINER



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 ACCOMODATION

Kitchen/Dining

3.83m x 3.45m

12'7" x 11'4"

Family

3.34m x 3.45m

10'12" x 11'4"

Lounge

3.75m x 6.15m

12'4" x 20'2"

Utility

2.05m x 1.70m

6'9" x 5'7"

Cloaks

1.58m x 1.08m

5'2" x 3'6"

Bedroom 1

3.48m x 3.88m

11'5" x 12'9"

En-suite

1.70m x 2.53m

5'7" x 8'4"

Bedroom 2

3.34m x 3.26m

10'12" x 10'8"

Bedroom 3

3.20m x 3.45m

10'6" x 11'4"

Bedroom 4

3.74m x 2.81m

12'3" x 9'3"

Bathroom

1.70m x 2.17m

5'7" x 7'1"

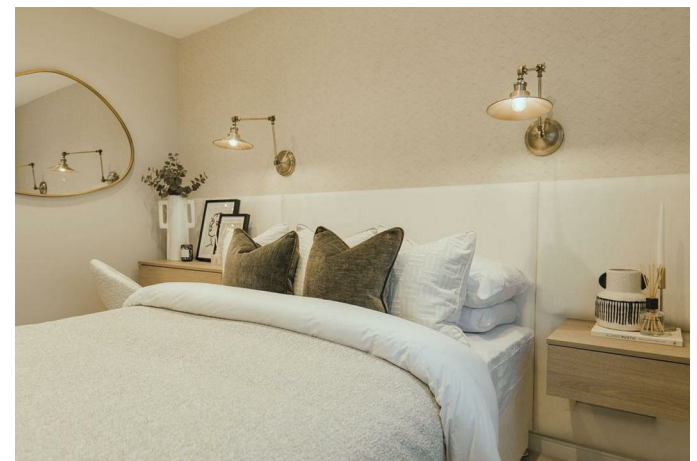
IMPORTANT INFORMATION

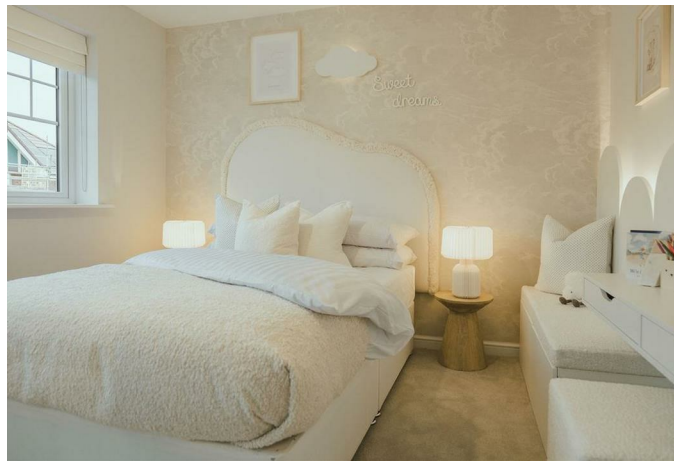
NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS MONEY LAUNDERING REGULATIONS 2003

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

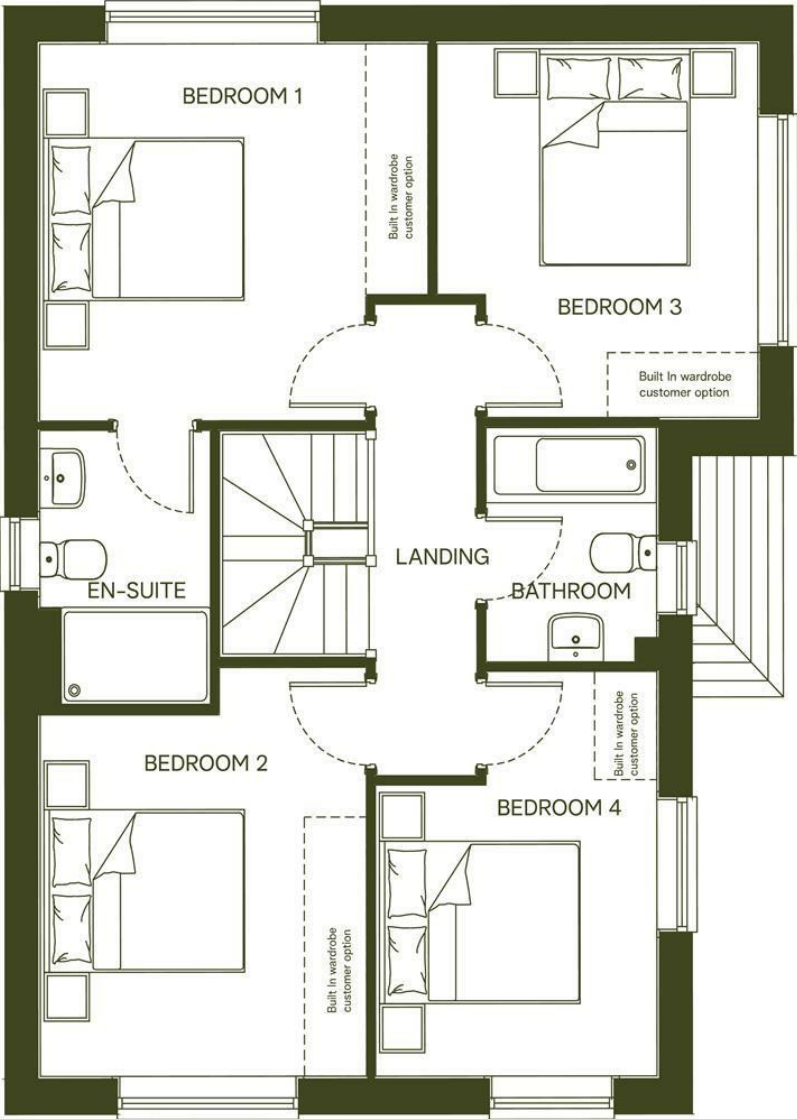
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.





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| Energy Efficiency Rating | | Current | Maximum |
|---|--|-------------------------|---------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (45-54) E | | | |
| (31-44) F | | | |
| (1-30) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Maximum |
|---|--|-------------------------|---------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (102-150) A | | | |
| (81-101) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (45-54) E | | | |
| (31-44) F | | | |
| (1-30) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Parcel
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The Marlow

The Henley

The Evesham

The Heatherington

The Windermere

The Windsor

The Salisbury

The Chatsworth

The Wiltshire

The Ashbourne

The Cambridge

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CS

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riable Housing



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