



## Trevalyn Place, Rossett LL12 0FE

### £679,995

5\* HBF BUILDERS CASTLE GREEN HOMES, NEW BUILD DEVELOPMENT! THE CAMBRIDGE, Plot 36. Welcome to The Cambridge, a magnificent new build by Castle Green Homes in Rossett. This charming, arts-and-crafts-style, detached home offers four spacious bedrooms and generous living areas, perfect for modern family life. With a double-integrated garage, parking and storage are effortlessly convenient. The ground floor features an open-plan kitchen, family, and dining area—ideal for making cherished memories with loved ones. Practical additions like a utility room, cloakroom and storage cupboard simplify daily living. A separate lounge provides a peaceful space for relaxation and entertainment. Upstairs, the primary bedroom boasts a delightful dressing area and en-suite, while a second bedroom with its own en-suite is perfect for older children or guests. Two further bedrooms and a well-appointed family bathroom ensure comfort for everyone. Thoughtfully designed with contemporary features, The Cambridge perfectly balances comfort, style, and convenience, making it your dream home in Rossett.

- Energy Efficient / Savings of up to £2,600 Per Year
- En-suite and dressing area to primary bedroom
- Easy Move Scheme – estate agent fees covered T&C apply
- Digitally customise your new home with Willow, by Castle Green
- Green Mortgages – Cash Back and Other Benefits Available. T&Cs Apply
- Double garage and off-road parking
- Open-plan kitchen, dining and family area
- 10-Year NHBC Warranty
- In-roof PV System
- Walking distance to Rossett Village



## INTERNAL ACCOMODATION MEASUREMENTS

Kitchen/Family/Dining - 8.18m x 3.61m / 26'10" x 11'10"

Lounge - 5.65m x 3.34m / 18'6" x 10'11"

Cloaks - 1.75m x 1.09m / 5'9" x 3'7"

Utility - 1.75m x 1.71m / 5'9" x 5'7"

Study - 3.37m x 2.65m / 11'1" x 8'8"

Bedroom 1 - 5.34m x 4.37m / 17'6" x 14'4"

En-suite - 2.59m x 1.98m / 8'6" x 6'6"

Bedroom 2 - 4.24m x 2.68m / 13'11" x 8'10"

Bedroom 3 - 3.97m x 2.91m / 13' x 9'7"

Bedroom 4 - 3.21m x 2.85m / 10'6" x 9'4"

Bathroom - 2.85m x 1.88m / 9'4" x 6'2"

## 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 2, 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



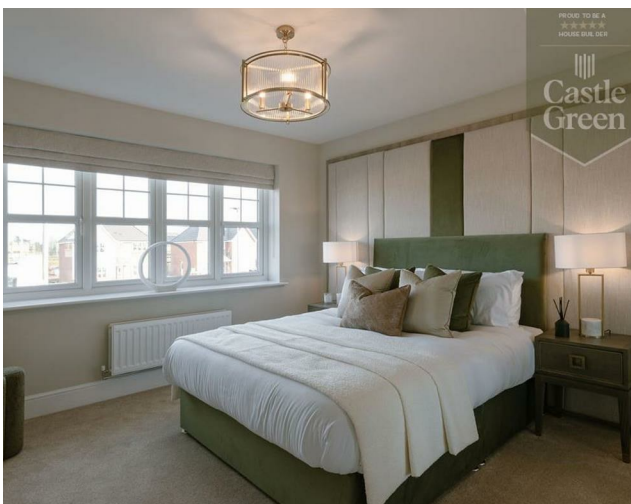
travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend 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.



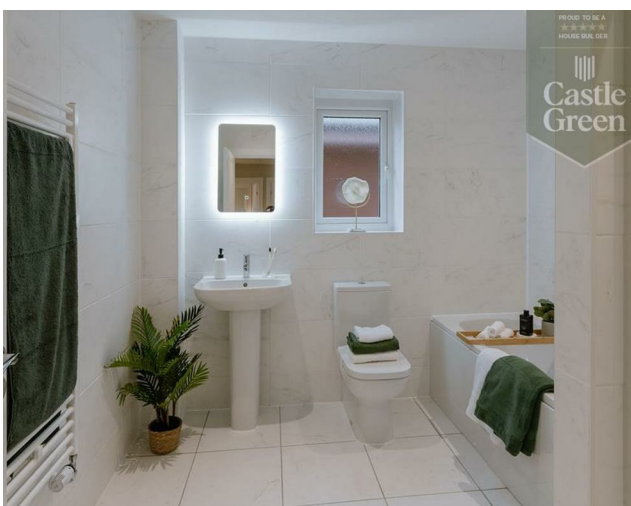
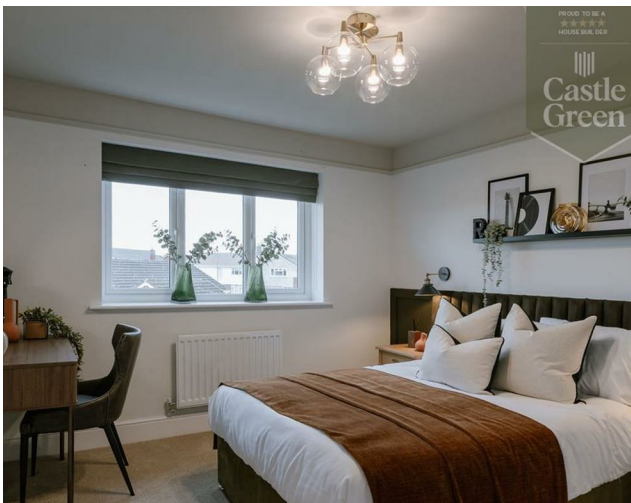


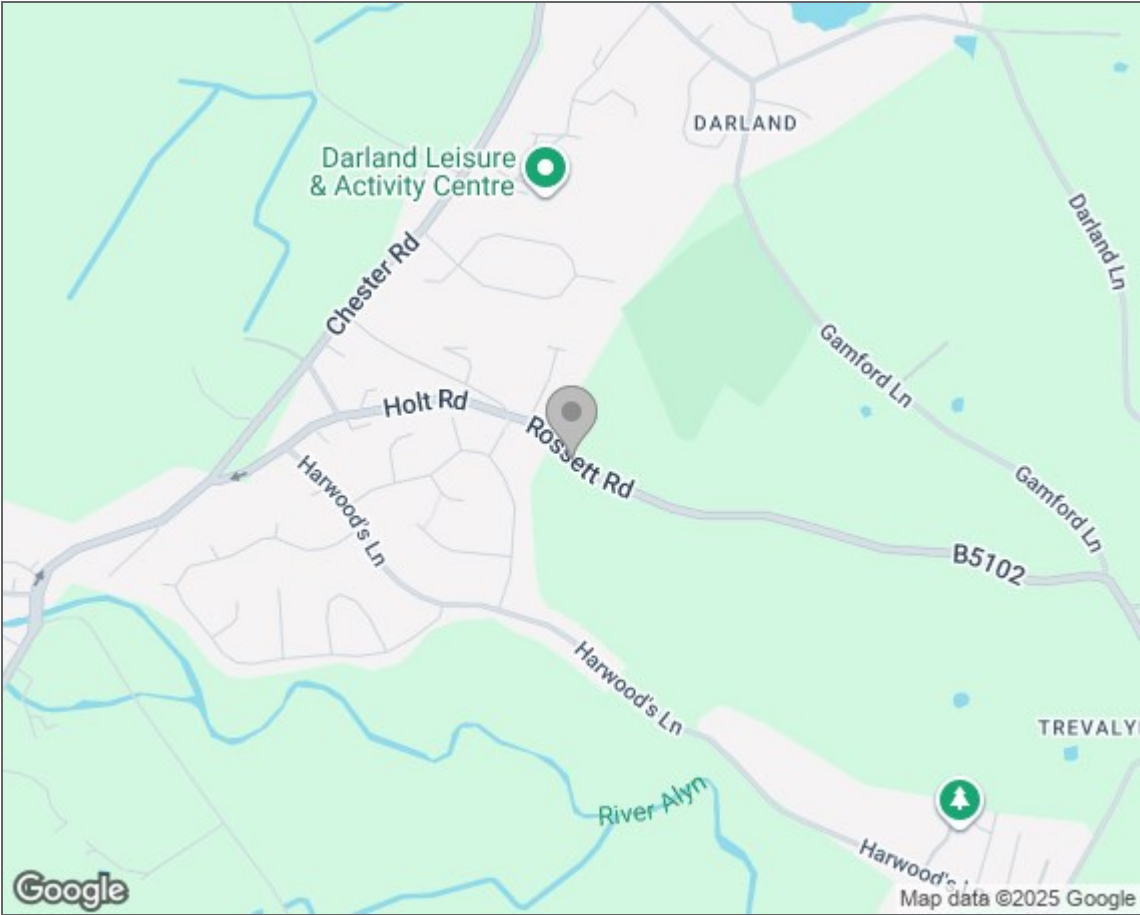












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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