

PROUD TO BE A
★★★★★
HOUSE BUILDER

Castle
Green



Plot 71 Henley

Rossett | Wrexham | LL12 0ED

£374,995

MONOPOLY
BUY ■ SELL ■ RENT

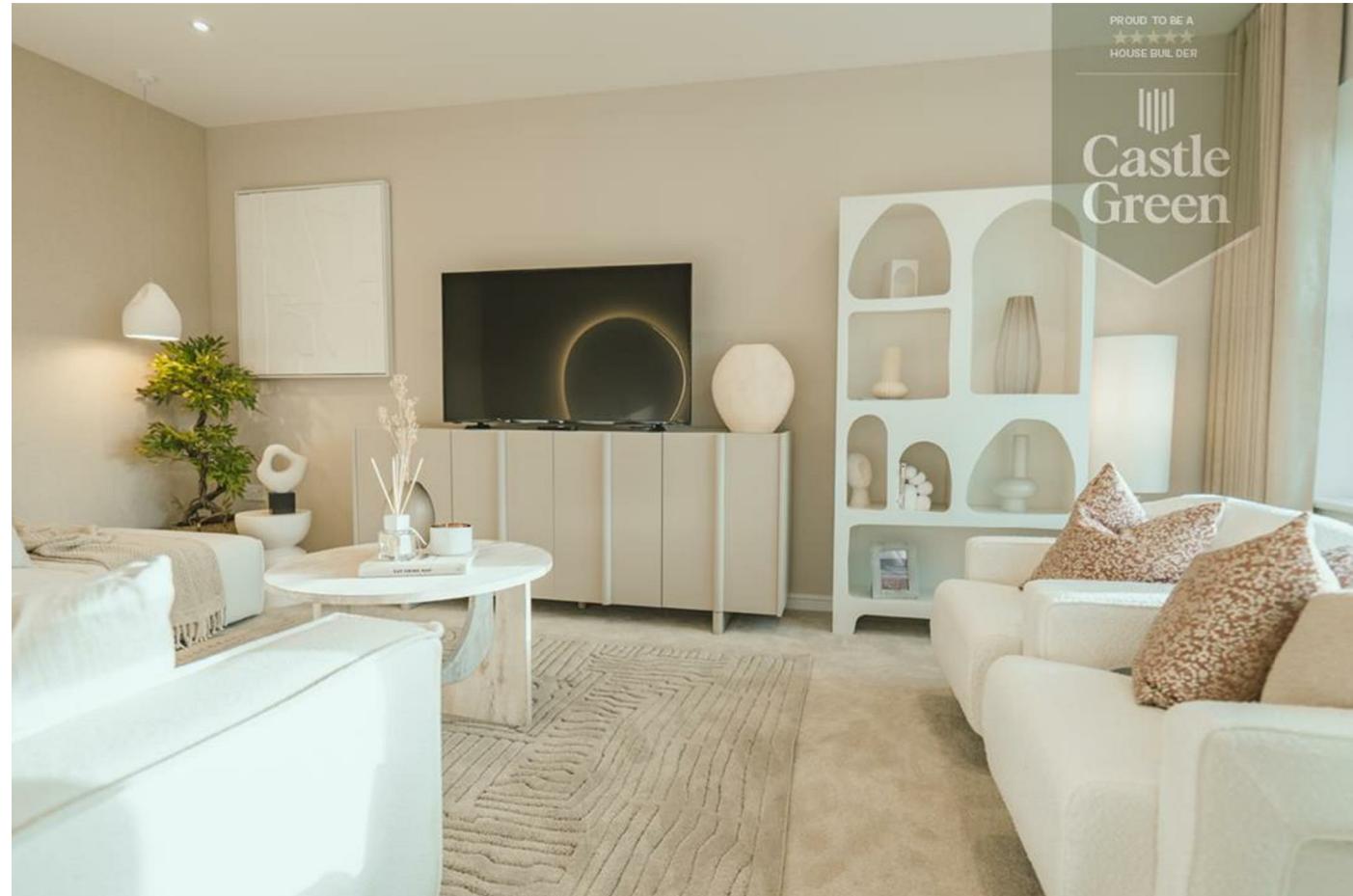
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CASTLE GREEN HOMES NEW BUILD

DEVELOPMENT! THE HENLEY, Plot 71. The Henley at Trevalyn Place, Rossett is an ideal new home for those looking for open plan living. To the rear of the ground floor is a spacious kitchen & dining room, where French doors look out onto the garden. The separate lounge makes a comfortable area in which to unwind at the end of the day. Upstairs you'll find an exceptional primary bedroom with an en suite shower room, alongside two other beautifully designed bedrooms and a family bathroom. The property is desirably located near to an excellent range of facilities and amenities including convenience store, doctors surgery, pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Slightly further afield is Kings School, Chester. There is good road access to the A483 for travel to Wrexham, Chester and beyond.

- THREE BEDROOM, TWO BATHROOM, NEW BUILD PROPERTY
- Energy efficient /savings of up to £2,600 per year
- Easy Move Scheme – Estate Agent fees covered T&C apply
- 10 year NHBC warranty
- Customise your new home from the start using Castle Green Homes' Willow portal.
- In-roof PV system installed as standard
- Semi Rural location. Within walking distance of Rossett Village centre
- Green mortgages – Cash back and other benefits available. T&C apply



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

5.59m x 2.91m
18'4" x 9'7"

Utility

1.98m x 2.13m
6'6" x 6'12"

Lounge

5.59m x 3.23m
18'4" x 10'7"

Cloaks

1.70m x 1.08m
5'7" x 3'6"

Bedroom 1

5.59m x 2.95m
18'4" x 9'8"

En suite

2.08m x 1.81m
6'10" x 5'11"

Bedroom 2

2.75m x 3.27m

9'0" x 10'9"

Bedroom 3

2.75m x 3.27m

9'0" x 10'9"

Bathroom

1.70m x 2.13m

5'7" x 6'12"

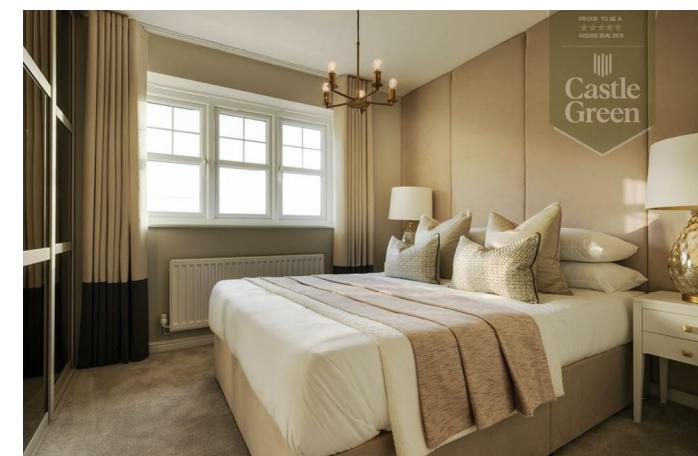
IMPORTANT INFORMATION

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.

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.

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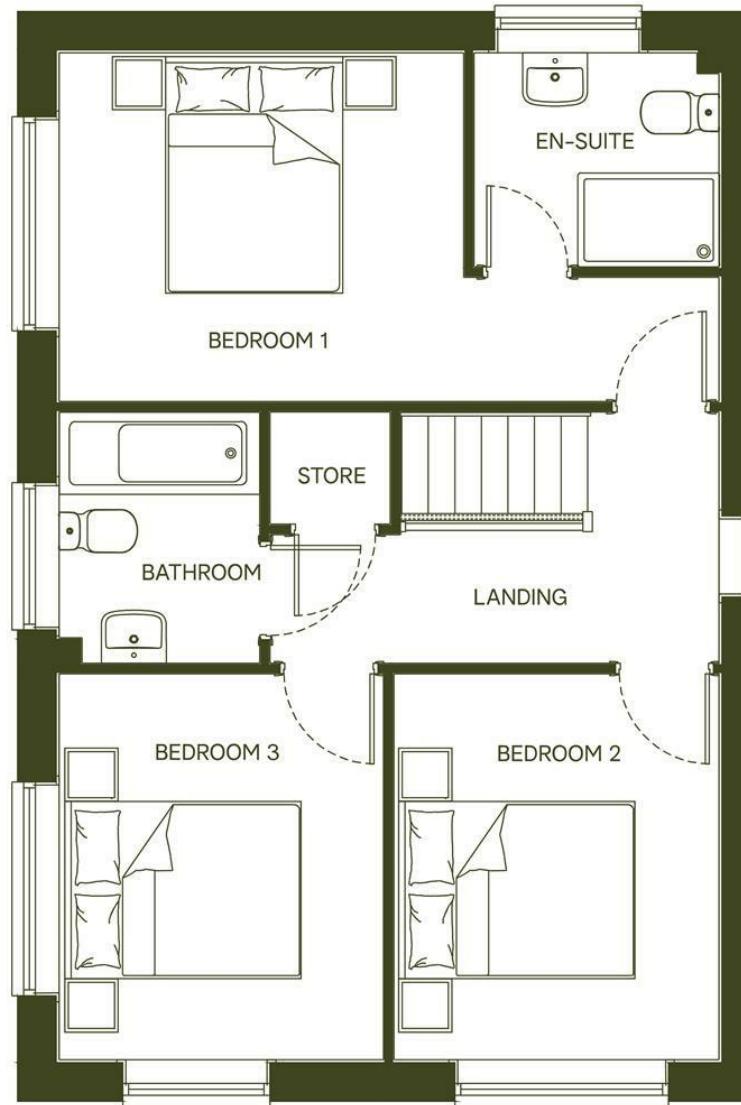
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC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

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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