



## Trevalyn Place, Rossett LL12 0FE

### £519,995

5\* HBF BUILDERS CASTLE GREEN HOMES, NEW BUILD DEVELOPMENT! - THE CHATSWORTH. EXTRAS INCLUDED! QUARTZ, FLOORING THROUGHOUT & TURF TO REAR. The Chatsworth at Trevalyn Place, Rossett, is the ideal choice for anyone seeking open-plan living with plenty of space. The ground floor showcases a stunning kitchen, dining, and family area, with French doors leading to the garden, creating a bright, airy space—perfect for family meals or entertaining guests.

A separate study provides a quiet spot to work from home, away from the activity of the main living areas. The cosy lounge offers a comfortable retreat to relax and unwind after a long day, whether you're watching TV or spending time with loved ones.

Upstairs, there are four generously sized bedrooms, offering plenty of space for the whole family. One bedroom includes its own en-suite for added privacy, while the remaining rooms share a well-appointed family bathroom. With its modern design and thoughtful layout, The Chatsworth is a home that balances practicality and comfort, making it a perfect fit for a variety of lifestyles.

TO INCLUDE QUARTX, FLOORING THROUGHOUT AND TURF TO THE REAR.

- Energy Efficient / Savings of up to £2,600 Per Year
- In-roof PV system
- Digitally customise your new home with Willow, by Castle Green
- Easy Move Scheme – estate agent fees covered T&Cs apply
- Walking distance to Rossett village
- Utility and cloakroom
- 10 Year NHBC Warranty
- Green Mortgages – Cash Back and Other Benefits Available. T&Cs 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/Family - 8.18m x 3.61m (26'10" x 11'10")

Utility - 1.75m x 1.71m (5'9" x 5'7")

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

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

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

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.



## evalyn Place 1st Phase Development Plan

- House Types
- The Madder (3 bed)
  - The Madder (4 bed)
  - The Madder (5 bed)
  - The Madder (6 bed)
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  - The Madder (99 bed)
  - The Madder (100 bed)
- Subsides
- Render Variant
  - Affordable Housing



Castle Green

HBF

CONSUMER

APPROVED

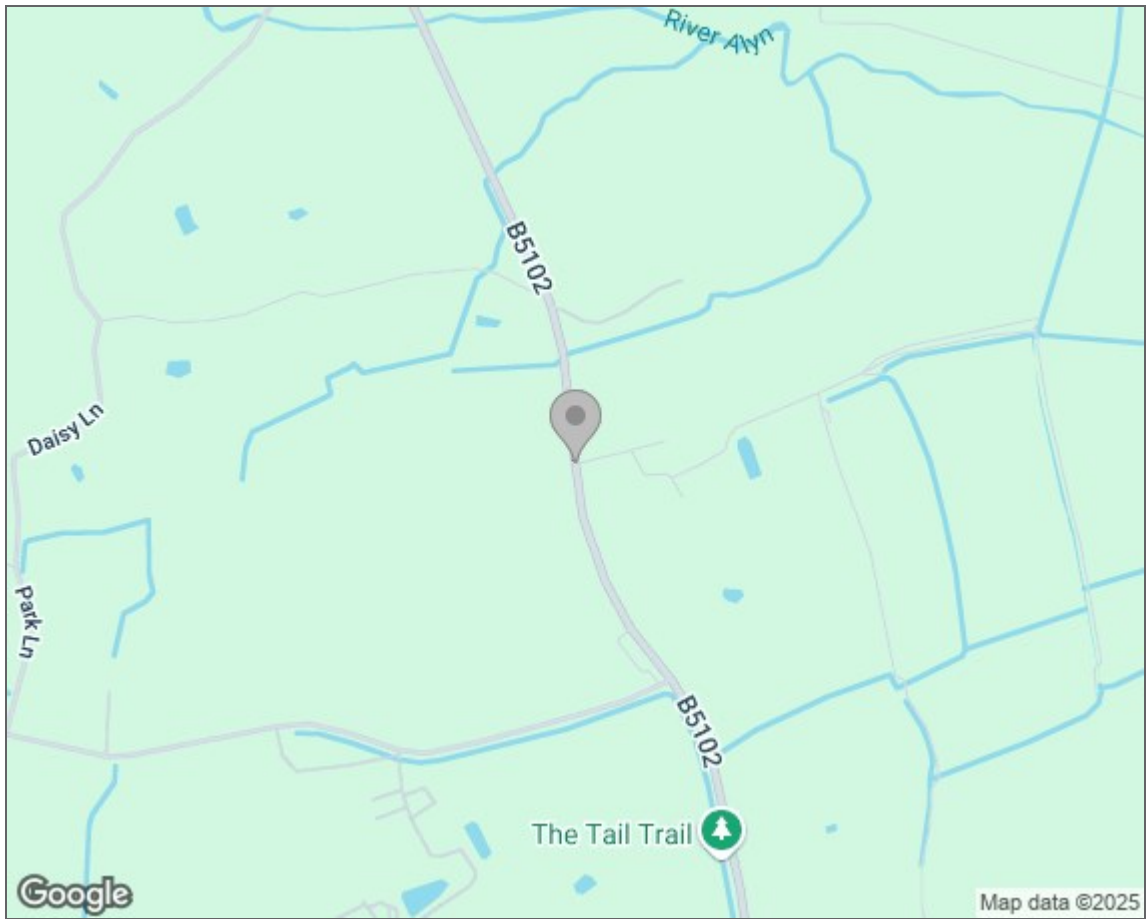












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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