



**Plot 118 Evesham**

Rossett | Wrexham | LL12 0ED

£404,995

**MONOPOLY**  
BUY ■ SELL ■ RENT

# Plot 118 Evesham

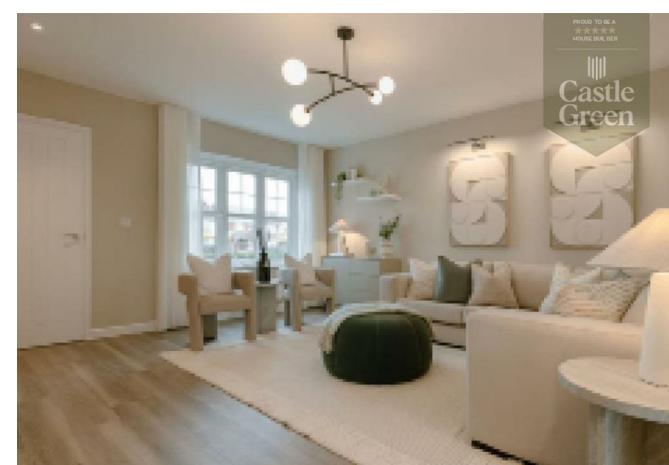
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5\* HBF BUILDERS CASTLE GREEN HOMES, NEW BUILD DEVELOPMENT! PHASE 2, PLOT 118 - THE EVESHAM.

Introducing The Evesham at Trevalyn Place, Rossett. As soon as you walk in, you'll discover how light and spacious this home feels. The kitchen and dining area is a real highlight, offering plenty of room for cooking and spending time with family and friends. With French doors that open straight out to the garden, it's perfect for blending indoor and outdoor living, whether you're having a BBQ or just relaxing in the sunshine. When you're ready to relax, the separate lounge is the perfect spot, offering a cosy spot to settle down with a good book or enjoy your favourite movie. The layout of The Evesham makes it easy to spend quality time with your family, offering plenty of space for everyone to enjoy.

Upstairs, the main bedroom feels like a little slice of luxury, complete with its own en-suite for extra privacy. Two further bedrooms are ideal for children, guests, or even a home office. There's also a family bathroom to make mornings easier. Plus, with an integrated garage for parking and storage and a convenient cloakroom on the ground floor, The Evesham is designed to suit modern family life while keeping things stylish and practical.

- Energy efficient / Savings of up to £2,600 p.a.
- In-roof PV system
- En-suite and dressing area to primary bedroom
- 10-Year NHBC Warranty
- Within walking distance to Rossett village
- Integrated single garage
- Cloakroom
- Digitally customise your new home with Willow, by Castle Green
- Easy Move Scheme – estate agent fees covered T&Cs apply
- 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 Accommodation

Kitchen/Dining - 6.83m x 3.31m (max) / 22'5" x 10'10"

Lounge - 4.67m x 4.05m / 15'4" x 13'3"

Cloaks - 1.50m x 1.05m / 4'11" x 3'5"

Bedroom 1 - 3.65m x 3.47m / 12' x 11'5"

Dressing Area - 2.71m x 1.80m (max) / 8'11" x 5'11"

En-suite - 2.71m x 1.20m / 8'11" x 3'11"

Bedroom 2 - 3.85m x 3.09m (max) / 12'8" x 10'2"

Bedroom 3 - 2.64m x 3.09m (max) / 8'8" x 10'2"

Bathroom - 2.09m x 1.93m / 6'10" x 6'4"

## 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

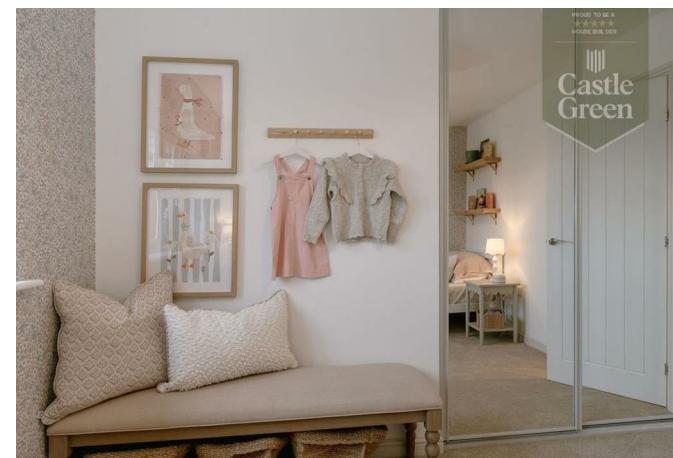
NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS MONEY LAUNDERING REGULATIONS 2003

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.

## Trevalyn Place

South Phase

Development Plan

### House Types

	The Marlow 3 bedroom
	The Henley 3 bedroom
	The Evesham 3 bedroom
	The Heatherington 4 bedroom
	The Wentworth 4 bedroom
	The Windsor 3 bedroom
	The Salisbury 4 bedroom
	The Chatsworth 4 bedroom
	The Wiltshire 4 bedroom
	The Ashbourne 4 bedroom
	The Cambridge 4 bedroom

### Variations

	Render Variant
	Affordable Housing

The development layout is indicative only, showing the intended layout and expected tenure mix at the time of publication. The location of affordable homes, landscaping, and other features may change. Open market properties may be sold to a variety of purchasers.

Castle Green



## Trevalyn Place

North Phase

Development Plan

### House Types

	The Marlow 3 bedroom
	The Henley 3 bedroom
	The Evesham 3 bedroom
	The Heatherington 4 bedroom
	The Windermere 4 bedroom
	The Windsor 3 bedroom
	The Salisbury 4 bedroom
	The Chatsworth 4 bedroom
	The Wiltshire 4 bedroom
	The Ashbourne 4 bedroom
	The Cambridge 4 bedroom
	The Tatton 3 bedroom

### Variations

	Render Variant
	Affordable Housing



Castle Green



# The Evesham



1	Kitchen/Dining/Family	6.83m x 3.31m (max)	22'5" x 10'10"
2	Lounge	4.67m x 4.05m	15'4" x 13'3"
3	Cloaks	1.50m x 1.05m	4'11" x 3'5"

KEY		WM - WASHING MACHINE SPACE	
	HOB	TD -	TUMBLE DRYER SPACE
	FF -	DW -	DISHWASHER SPACE
	OV -	LR -	LARDER UNIT

## MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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