

Castle
Green

PROUD TO BE A 5*
HOUSEBUILDER



The Windermere

Rossett | Wrexham | LL12 0ED

£449,995

MONOPOLY[®]

BUY ■ SELL ■ RENT

The Windermere

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5* HBF BUILDERS CASTLE GREEN HOMES, NEW BUILD DEVELOPMENT! THE WINDERMERE, PLOT 2. EXTRAS INCLUDED! QUARTZ, FLOORING THROUGHOUT & TURF TO REAR. The Windermere at Trevalyn Place, Rossett, perfectly blends modern design with everyday comfort. From the moment you step into the welcoming hallway, you'll feel right at home. The spacious living room provides a cosy retreat for relaxing after a long day, offering ample space for both downtime and entertaining.

At the heart of The Windermere is the open-plan kitchen, dining and family area—a bright, inviting space perfect for cooking, dining and spending quality time together. Practical additions like a utility room and cloakroom make everyday living even more convenient.

Upstairs, you'll find four generously sized bedrooms, providing plenty of space for the whole family. The primary bedroom features a spacious en-suite shower room, while the remaining bedrooms offer comfort and flexibility for family members or guests.

The Windermere is thoughtfully designed to meet the needs of modern family life, combining style and practicality to create the perfect home.

- Energy efficient / Savings of up to £2,600 p.a.
- Open-plan kitchen, dining and family area
- En-suite in primary bedroom
- Utility and cloakroom
- Integrated Garage
- Easy Move Scheme – estate agent fees covered T&Cs apply
- 10-Year NHBC Warranty
- Digitally customise your new home with Willow, by Castle Green
- In-roof PV system
- Green Mortgages – Cash Back and Other Benefits Available. T&C apply

Trevalyn Place

North Phase

Development Plan

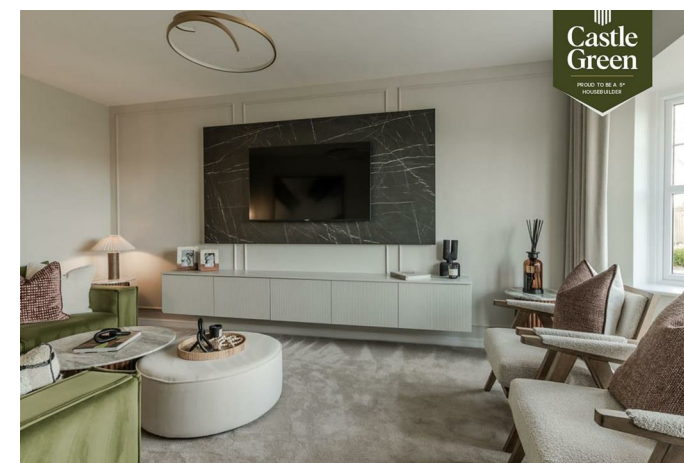


Castle Green

HBF
Home Builders Federation
★★★★★
Customer Satisfaction 2028

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

APPROVED CODE
TRADING STANDARDS UK



INTERNAL ACCOMODATION MEASUREMENTS

Kitchen/Dining/Family - 7.73m x 3.53m / 25'4" x 11'7"

Utility - 1.95m x 1.80m / 6'5" x 5'11"

Cloaks - 1.95m x 0.91m / 6'5" x 3'

Lounge - 4.91m x 3.34m / 16'1" x 10'11"

Bedroom 1 - 3.91m x 3.34m / 12'10" x 10'11"

En-suite - 2.67m x 1.39m / 8'9" x 4'7"

Bedroom 2 - 4.43m x 2.83m (max) / 14'6" x 9'3"

Bedroom 3 - 3.85m x 2.83m (max) - 12'8" x 9'3"

Bedroom 4 - 3.50m x 2.77m (min) / 11'6" x 9'1"

Bathroom - 2.09m x 1.96m / 6'10" x 6'5"

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 3 and 4-bedroom homes.

Will you make Trevalyn Place your new home? Get in touch today!

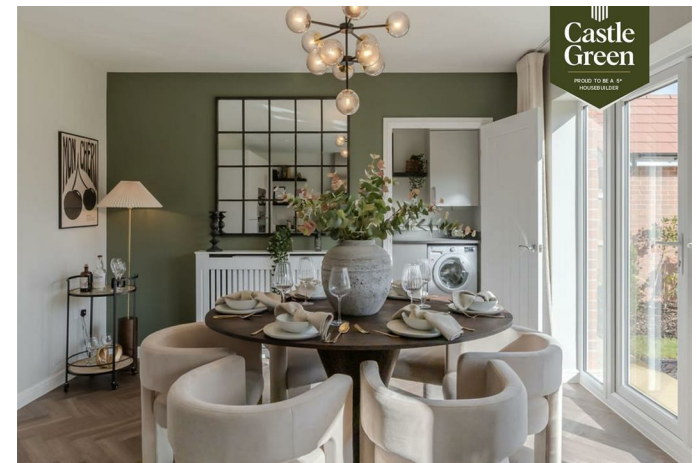
IMPORTANT INFORMATION

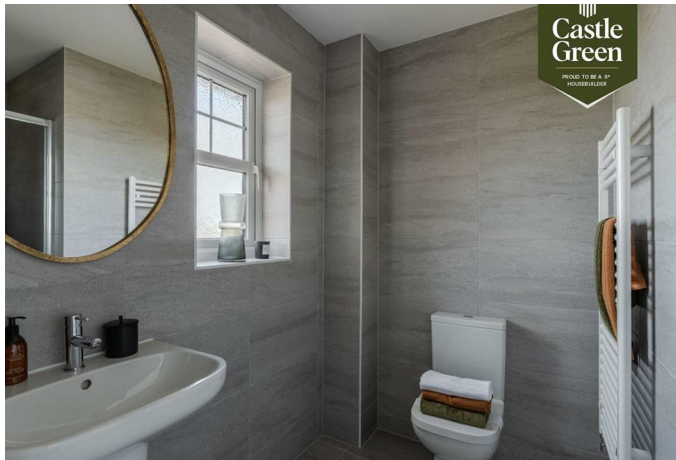
NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS MONEY LAUNDERING REGULATIONS 2003

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



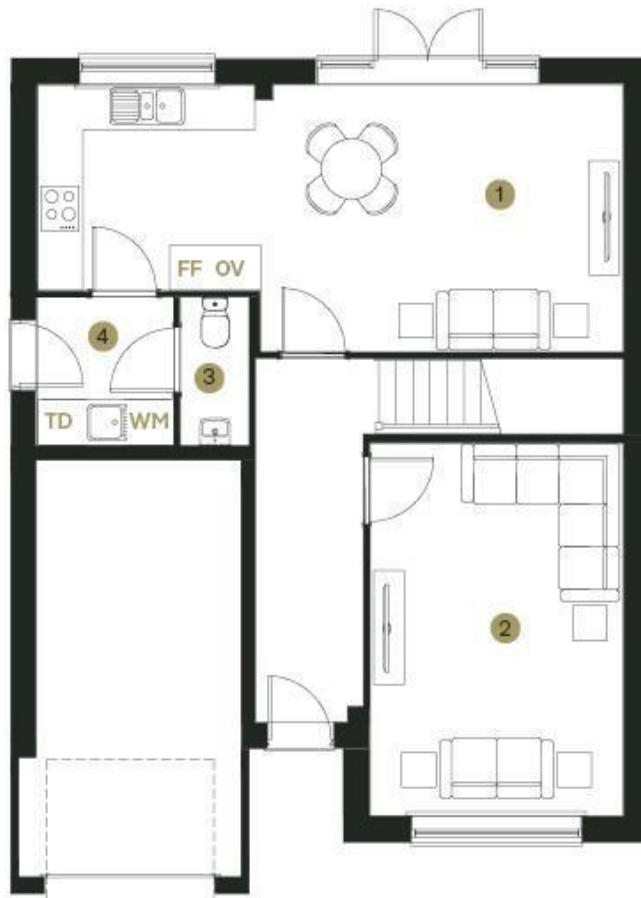


Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution 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.



The Windermere

GROUND FLOOR



1	Kitchen/Dining/Family	7.73m x 3.53m	25'4" x 11'7"
2	Lounge	4.91m x 3.34m	16'1" x 10'11"
3	Cloaks	1.95m x 0.91m	6'5" x 3'0"
4	Utility	1.95m x 1.80m	6'5" x 5'11"

KEY

	HOB	WM -	WASHING MACHINE SPACE
FF -	FRIDGE FREEZER	TD -	TUMBLE DRYER SPACE
OV -	OVEN	ST -	STORAGE

MONEY LAUNDERING REGULATIONS 2003

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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		
	(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 ₂) Rating		Current	Maximum
	Very environmentally friendly - lower CO ₂ emissions		
	(10-47) A		
	(48-63) B		
	(64-81) C		
	(82-100) D		
	(101-120) E		
	(121-150) F		
	(151-200) G		
	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	



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