



## Plot 119 Manor Gardens, Rhostyllen, LL14 4DN

**£365,000**

The Derwen - 4 Bedroom Detached Home (1399 sq ft)

The four-bedroom detached Derwen home is perfect for families looking to live in comfort and style.

This attractive property features an entrance hall leading to the generous lounge, positioned at the front of the house and the impressive open plan kitchen/dining/family area, incorporating a useful utility cupboard, French doors lead off to the rear garden.

The first floor comprises of a family bathroom, 3 bedrooms and a separate study perfect for a home office, the larger double bedroom is complete with en-suite facilities.

On the second floor, the master suite boasts an exquisite en-suite shower room and fitted storage cupboards. A private driveway leads to a single garage and rear garden.

## Manor Gardens - Phase 2

Manor Gardens: Where Countryside Living Meets City Life

Looking for a place to call home? Manor Gardens in Rhostyllen offers the perfect balance of rural charm and urban convenience. This exclusive development features 223 two- to four-bedroom homes, just two miles from Wrexham city centre.

Set on the edge of the Erddig National Trust Parkland, residents can enjoy countryside walks along a scenic footpath leading to the historic Erddig Hall. It's a peaceful location, ideal for families, professionals and anyone seeking space and tranquillity without losing touch with city life.

Wrexham provides excellent amenities including shopping, dining, leisure facilities, a university, and a wide choice of schools, with bilingual and multi-faith options available.

To support buyers, Manor Gardens also offers exclusive incentives such as:

- Help to Buy Wales with a 5% deposit option
- Up to £10,000 savings for key workers

With its ideal location, carefully designed homes and tailored support schemes, Manor Gardens is more than a development, it's a lifestyle.

### First Floor

**Living Room 10'9" x 16'3" (3.29m x 4.97m)**

**Kitchen/Diner 18'6" x 11'1" (5.64m x 3.38m)**

**Cloakroom 3'3" x 6'5" (1.00m x 1.97m)**

**Hallway 4'4" x 13'9" (1.32m x 4.19m)**

### First Floor

**Bedroom 2 12'2" x 12'4" (3.72m x 3.78m)**

**En-suite 6'2" x 3'11" (1.88m x 1.20m)**

**Bedroom 3 10'5" x 7'3" (3.18m x 2.23m)**

**Bedroom 4 7'8" x 7'4" (2.36m x 2.24m )**

**Bathroom 6'10" x 7'3" (2.10m x 2.22m)**

**Study 7'3" x 3'11" (2.22m x 1.2m )**

### Second Floor

**Bedroom 1 12'5" x 18'7" (3.79m x 5.68m)**

**En-suite 8'1" x 7'2" (2.47m x 2.20m)**

### Directions

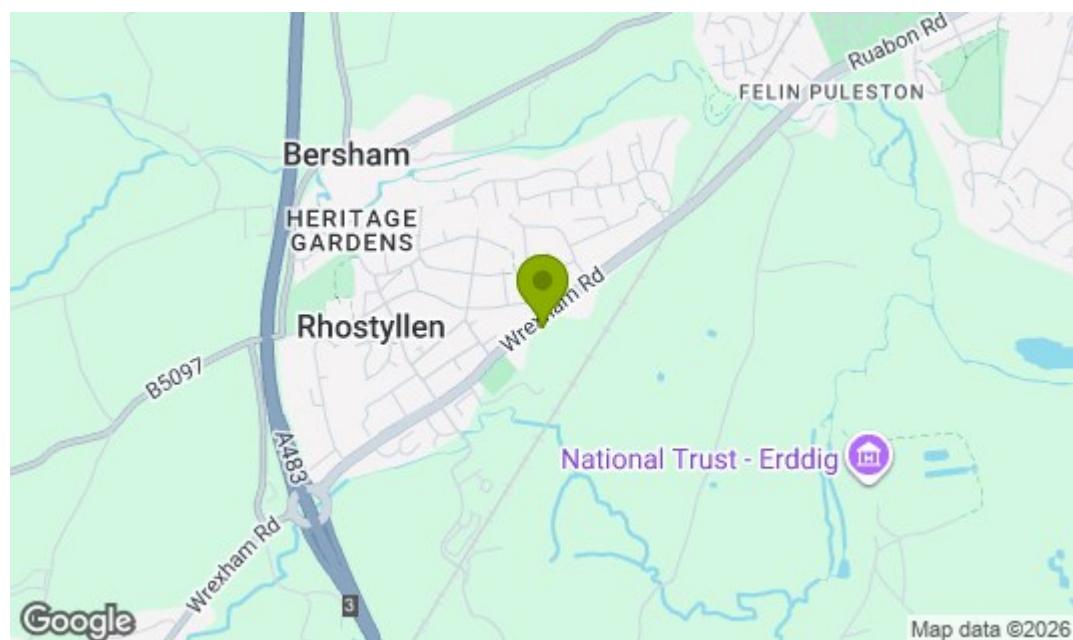
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

### DISCLAIMER

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## Floor Plan

## Area Map



## Energy Efficiency Graph

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Unit 1 Rhosddu Industrial Estate, Old Rhosrobin, Rhosrobin, Wrexham,  
LL11 4YL

Tel: 01978 263169 Email: [sales@sgestates.co.uk](mailto:sales@sgestates.co.uk)

[www.olivegroveuk.co.uk](http://www.olivegroveuk.co.uk)

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