



Plot 110 Phase 2 - Manor Gardens, Rhostyllen, LL14 4DN

Asking Price £324,000

The Corwen - 4 Bedroom Detached Home (1022 sq ft)

Ideal for families, this stunning four-bedroom detached home offers modern living throughout. The ground floor offers a spacious lounge, an open plan kitchen/breakfast room with French doors leading to the rear garden.

On the first floor, you will find the master bedroom complete with en-suite facilities, three further bedrooms and a family bathroom. The property benefits from an enclosed rear garden, driveway, and single garage.

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 11'1" x 16'1" (3.40m x 4.92m)

Kitchen/Diner 19'3" x 10'8" (5.87m x 3.27m)



Cloakroom 3'4" x 6'5" (1.04m x 1.96m)

Hallway 4'6" x 16'1" (1.39m x 4.92m)

First Floor

Bedroom 1 12'11" x 12'6" (3.94m x 3.83m)

En-suite 7'0" x 3'11" (2.14m x 1.20m)

Bedroom 2 7'3" x 8'4" (2.21m x 2.56m)

Bedroom 3 7'8" x 7'1" (2.36m x 2.17m)

Bedroom 4 11'1" x 6'11" (3.40m x 2.12m)

Bathroom 7'7" x 7'1" (2.32m x 2.17m)

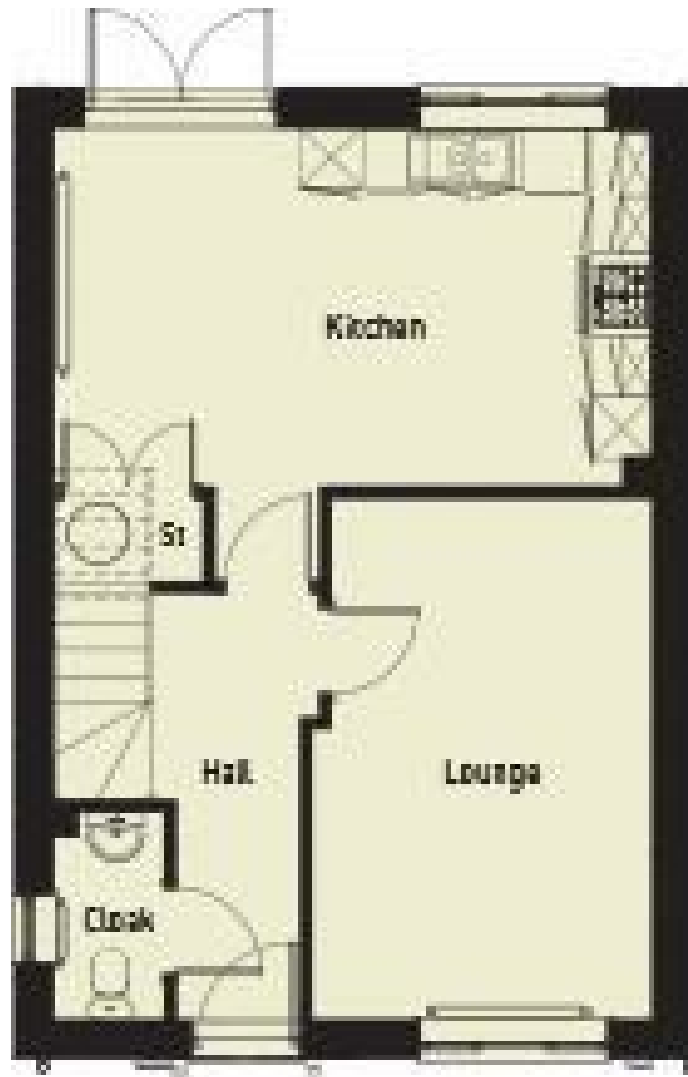
Directions

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.

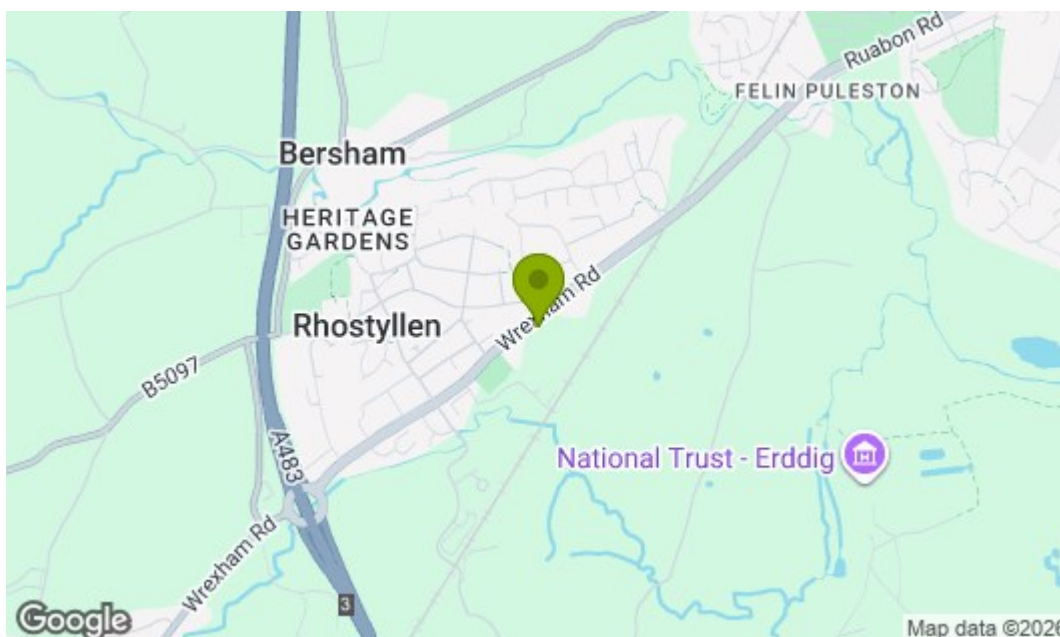
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Floor Plan



Area Map



Energy Efficiency Graph

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