



Plot 27 Manor Gardens, Rhosyllen, LL14 4DN

£385,000

**** SHOW HOUSE OPEN ALL WEEK ****

The Yorke - 5 Bedroom End Terrace Home (1565 sq ft)(Show house)

An impressive house design, the Yorke exudes stature. A long hallway leads to a stylish open-plan kitchen/diner with garden access via stunning French doors. At the front of the property there is a separate reception room. There is also a separate utility and cloakroom. On the first floor the family living room enjoys a light and airy space via a feature Juliet balcony. The principal bedroom includes en-suite facilities which also functions as a family bathroom. Bedroom five completes this floor, which is also a perfect space for a home office. Located on the top floor is a second family bathroom and three further bedrooms with bedroom two having the benefit of an en-suite shower room. The property benefits from a garage, private driveway, and garden.

****PART EXCHANGE AVAILABLE **ALL FLOORING INCLUDED****

Manor Gardens

Manor Gardens – An exciting development of 223 two-to-five-bedroom homes designed to appeal to today's aspiring purchaser.

Manor Gardens: Where Countryside Living Meets City Life

Looking for a place to call home? Manor Gardens in Rhostyllen offers the perfect blend 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 setting, ideal for families, professionals, and anyone seeking space and serenity without losing touch with city life.

Wrexham offers excellent amenities—shopping, dining, leisure facilities, a university, and a range of schools, including bilingual and multi-faith options.

Manor Gardens also supports buyers with exclusive incentives:

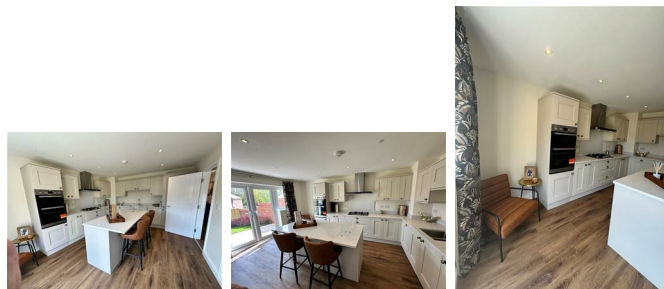
5% deposit through Help to Buy Wales

Up to £10,000 savings for key workers

With its ideal location, thoughtful design, and buyer support schemes, Manor Gardens is more than a development—it's a lifestyle.

The Yorke - Ground Floor

Kitchen/ Breakfast Room 16'4" x 12'7" (5.00m x 3.85m)



Kitchen/Diner Area

Utility 6'7" x 6'10" (2.01m x 2.10m)



Utility

Hallway 19'5" X 3'1" (5.92m x 0.95m)

Hall

Snug/Day Room 9'7" X 12'7" (2.93m x 3.85m)



Reception Room

Cloakroom 6'11" x 3'0" (2.12m x 0.92m)

Cloakroom

The Yorke - First Floor

Living Room 15'2" x 12'7" (4.64m x 3.85m)



Living Room

Master Bedroom 10'9" x 12'7" (3.29m x 3.85m)



Master Bedroom

Bed 5/Study 6'11" x 6'10" (2.11m x 2.10m)



Bed 5

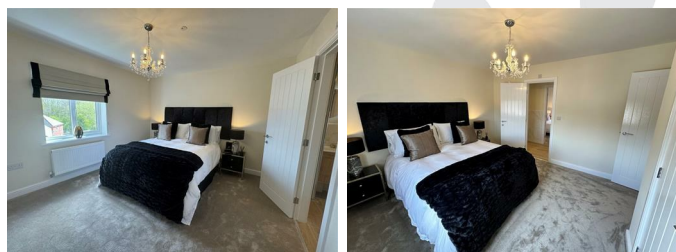
Bathroom/En-suite 1 6'2" x 6'9" (1.88m x 2.06m)



Bathroom/En-suite 1

The Yorke - Second Floor

Bed 2 11'1" x 12'9" (3.40m x 3.91m)



Bedroom 2

Jack & Jill En-suite 3'8" x 9'6" (1.14m x 2.92m)



En-suite

Bed 3 10'7" x 12'10" (3.23m x 3.93m)



Bedroom 3

Bed 4 6'11" x 9'7" (2.12m x 2.94m)



Bedroom 4

Family Bathroom 6'2" x 6'8" (1.90m x 2.05m)



Family Bathroom

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

Customers should note this illustration is an example. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Office during working hours and customers must check their individual specifications prior to making a reservation. SG Estates give notice that the property particulars and related information on this site, whilst believed to be accurate, are set as a general outline for guidance only. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves before physical inspection as to their availability, or by physical inspection of the property in question or otherwise as to their

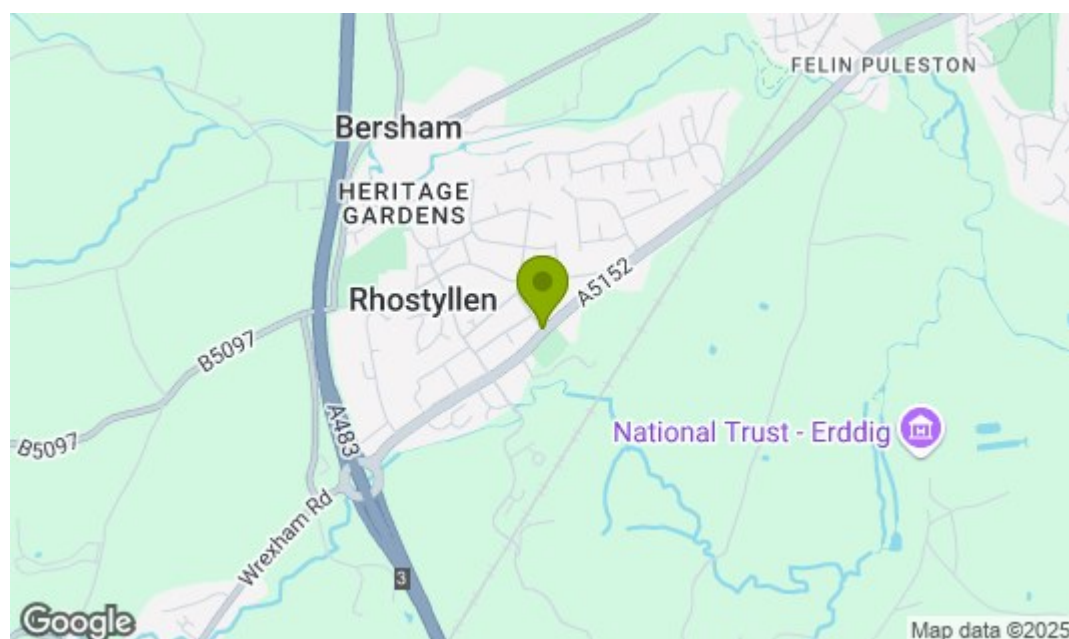
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Floor Plan



Area Map



Energy Efficiency Graph

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