



## Plot 105 Phase 2 - Manor Gardens, Wrexham Road, Wrexham, LL14 4DN

**£275,000**

HELP TO BUY WALES SCHEME AVAILABLE - 5% DEPOSIT REQUIRED

**\*\*ALL FLOORING INCLUDED\*\***

Deganwy – 3-Bedroom Semi-Detached Home with a Driveway

This modern semi-detached home offers a bright and practical layout, perfect for family living. To the rear, the spacious kitchen/diner features French doors opening onto an enclosed garden, complete with gated access leading to the driveway with ample parking.

The ground floor also includes a welcoming lounge, hallway, and convenient cloakroom. On the first floor, you will find three bedrooms, including a master with en-suite shower room, along with a contemporary family bathroom.

## 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.

**Lounge 14'6" max x 17'8" (4.43 max x 5.39)**

**Kitchen / Breakfast Room 17'11" x 7'8" (5.46 x 2.34)**



**Downstairs Cloakroom 5'11" x 3'11" (1.8 x 1.2)**

### First Floor

**Master Bedroom 11'7" x 11'5" (3.53 x 3.47)**

**En-suite 8'11" x 3'11" (2.73 x 1.20)**

**Bedroom 2 9'7" x 9'5" (2.93 x 2.87)**

**Bedroom 3 7'11" x 7'7" (2.42 x 2.32)**

**Bathroom 6'3" x 6'2" (1.90 x 1.89)**

### Externals

### 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

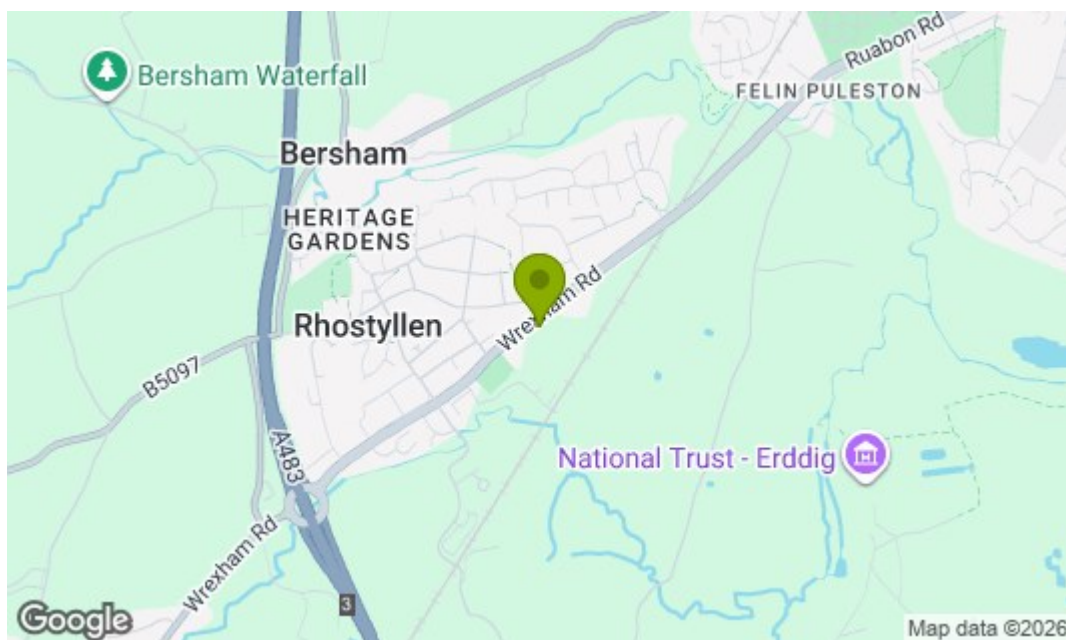
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## Floor Plan

## Area Map



## Energy Efficiency Graph

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