



The Gresford Manor Gardens, Rhostyllen, LL14 4DN

£399,950

**** BRAND NEW GRESFORD HOUSE TYPE****

****CONTACT OUR SALES TEAM FOR FURTHER DETAILS**

The Gresford - 4 Bedroom Detached Home (1485 sq.ft)

The Gresford is an impressive and versatile bay-fronted family home. The entrance hallway leads to a spacious open plan kitchen/dining room, the utility room benefits from an integral door leading to the attached garage and access to the cloakroom. The stunning living room has two bay windows creating a light, airy and relaxing space. The first floor features four generously sized bedrooms, two of which have the luxury of an en-suite shower room. A family bathroom comprising of a bath and separate shower enclosure completes this excellently designed family home. The property benefits from a single attached garage, private driveway, and garden.

Plot 52

Manor Gardens - Phase 2

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 Gresford

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Phase 2 - Plot 52

Ground Floor

Living Room 20'10" x 11'5" (6.37m x 3.49m)

Kitchen/Diner 20'10" x 11'2" (6.37m x 3.41m)



Utility Room 6'9" x 6'2" (2.07m x 1.88m)

Cloakroom 6'0" x 3'1" (1.85m x 0.94m)

Hallway 6'9" x 11'1" (2.07m x 3.40m)

Garage 18'8" x 10'4" (5.69m x 3.16m)

First Floor

Bedroom 1 11'3" x 14'9" (3.43m x 4.51m)

En-suite 7'2" x 5'9" (2.20m x 1.77m)

Bedroom 2 11'6" x 11'1" (3.52m x 3.40m)

En-suite 2 6'9" x 7'5" (2.07m x 2.27m)

Bedroom 3 11'4" x 10'5" (3.46m x 3.19m)

Bedroom 4 11'6" x 9'5" (3.52m x 2.89m)

Bathroom 7'0" x 10'5" (2.15m x 3.19m)

Directions

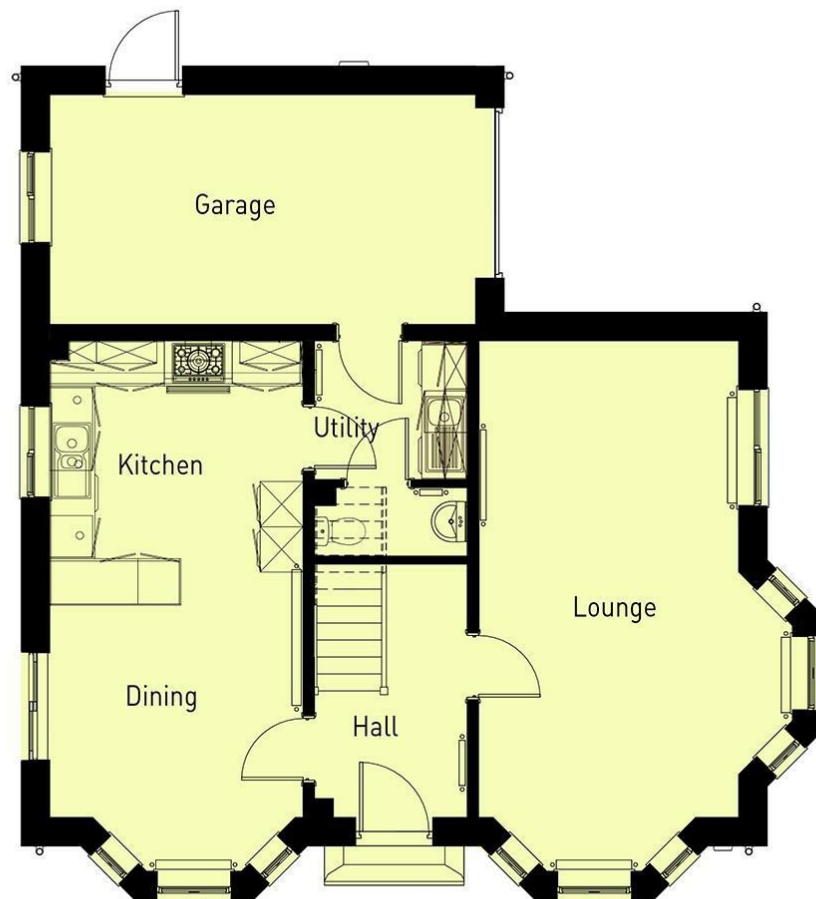
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

Disclaimer

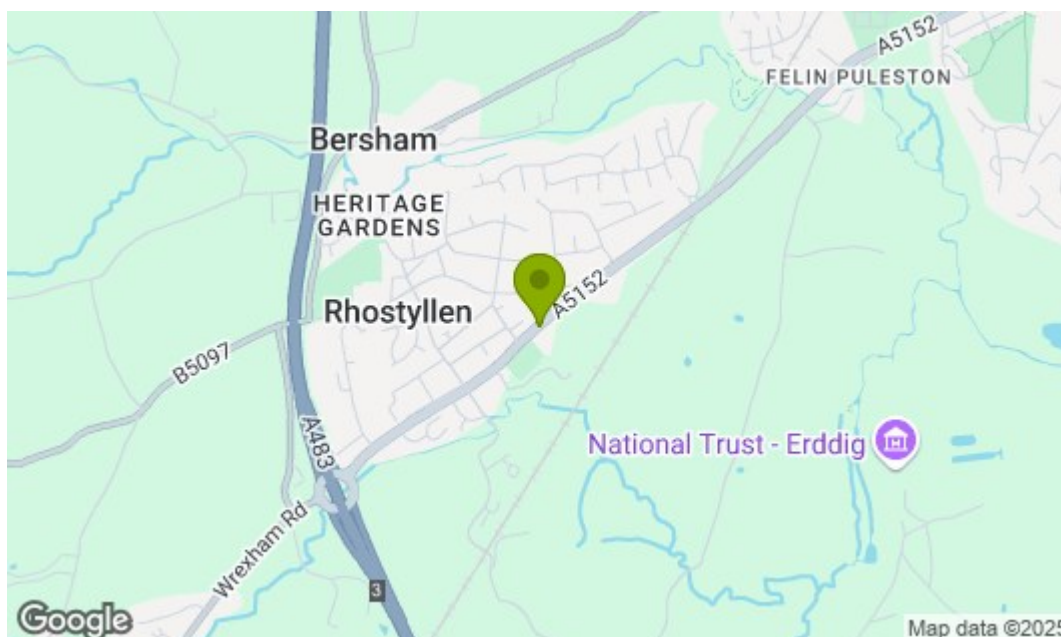
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Floor Plan



Area Map



Energy Efficiency Graph

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