



## Plot 83 Phase 2, Manor Gardens, Rhostyllen, LL14 4DN

**£390,000**

PART EXCHANGE & EASY MOVER SCHEME AVAILABLE

Richmond 2 – Spacious 4-Bedroom Detached Family Home with a Single Garage

An excellent family home offering generous living space and a layout designed for family life. A private driveway leads to a single garage, while inside, you'll find two reception rooms to the front, a welcoming lounge and a versatile study/playroom.

To the rear, a spacious kitchen/dining room is perfect for entertaining, with French doors opening onto a patio and enclosed garden. A cloakroom and handy utility room complete the ground floor.

On the first floor, there are four bedrooms, including two with en-suite facilities, plus a modern family bathroom. Outside, the secure rear garden with gated access provides the perfect space for children to play or for relaxing outdoors.

## 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 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.

**Living Room 18'4" x 13'0" (5.60m x 3.98m)**

**Kitchen / Dining 13'2" x 20'3" (4.02m x 6.19m)**



**Utility Room 6'0" x 5'5" (1.83m x 1.67m)**

**Cloakroom 3'4" x 6'4" (1.02m x 1.95m)**

**Study / Dining Room 13'1"/16'4" x 8'0" (4/05m x 2.46m)**

**Hallway 9'4" x 7'0" (2.85m x 2.14m)**

**First Floor**

**Bedroom 1 18'1" x 12'11" (5.53m x 3.96m)**

**En-suite 1 5'5" x 4'1" (1.67m x 1.27m)**

**Bedroom 2 13'1" x 9'10" (3.99m x 3.01m)**

**En-suite 2 4'0" x 6'9" (1.23m x 2.06m)**

**Bedroom 3 11'4" x 8'3" (3.47m x 2.52m)**

**Bedroom 4 7'2" x 9'8" (2.20m x 2.96m)**

**Bathroom 7'10" x 5'8" (2.41m x 1.74m)**

### Externals

Private garden to the front and rear of the property. Single detached garage

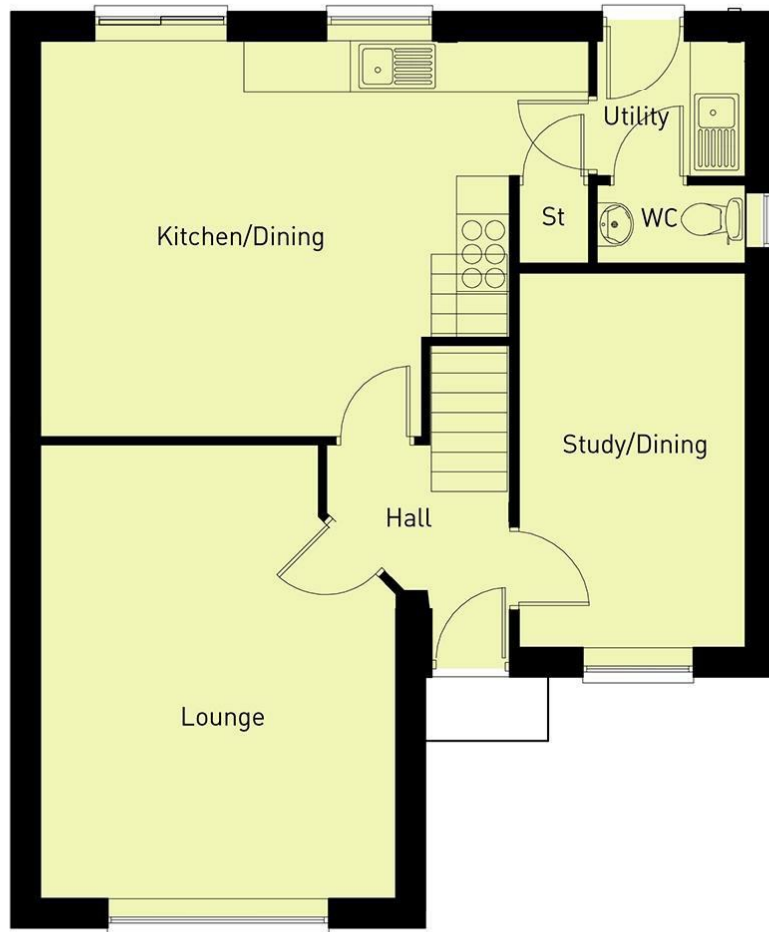
### Directions

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.

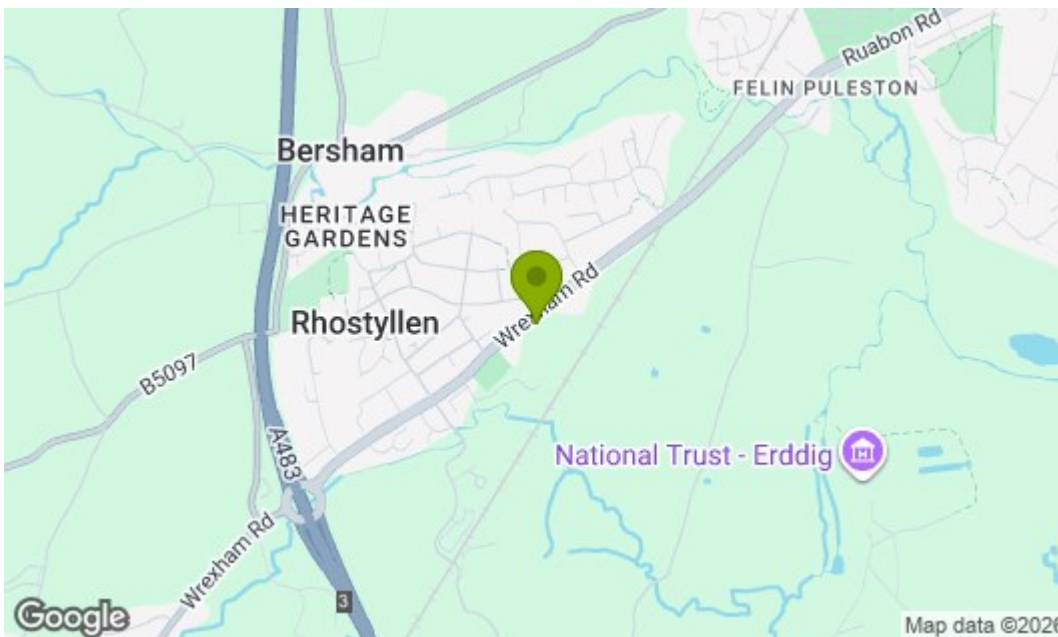
### Disclaimer

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 accuracy or fit for purpose. Materials used may differ from plot to plot, including render and roof tile colours. Please speak to your Sales Executive for further details.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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