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Wrexham | | LL14 4FL

£360,000

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Situated within the highly desirable Manor Gardens development in Rhostyllen, just a short walk from the renowned Erddig National Trust Park, is this beautifully presented four bedroom, three storey detached family home, built in 2024 and benefitting from the remainder of the NHBC warranty. Finished to a high standard throughout, the accommodation in brief comprises a welcoming entrance hallway, downstairs WC and an impressive open plan kitchen, dining and living space, complete with a contemporary media wall and a useful utility cupboard, creating an ideal setting for modern family living and entertaining. To the first floor, the landing leads to three bedrooms, a study and a modern family bathroom, with one of the bedrooms benefitting from en-suite facilities. The second floor is dedicated to the principal suite, offering a spacious bedroom with en-suite, providing a private and peaceful retreat. Externally, the property continues to impress with a driveway to the side leading to a garage. The rear garden has been thoughtfully landscaped to create a stylish, low-maintenance outdoor space, featuring porcelain paved patio areas, decorative slate chippings, artificial lawn and a range of established flowers and shrubs. There are also raised planting beds and a designated greenhouse area, ideal for keen gardeners, Manor Gardens is a popular modern development, particularly with families, offering attractive green spaces, a children's play area and direct access into Erddig Country Park, providing miles of scenic walks right on the doorstep. A range of local amenities are available within walking distance in Rhostyllen, including shops, schools and eateries, while Wrexham City Centre is just a short drive away. The nearby A483 provides excellent transport links to Chester, Oswestry and the wider North West, making this an ideal location for commuters.

- FOUR BEDROOM DETACHED FAMILY HOME IN EXCELLENT CONDITION
- STILL UNDER NHBC WARRANTY
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- OPEN PLAN KITCHEN, DINING AND LIVING AREA
- SECOND FLOOR PRINCIPAL BEDROOM WITH EN-SUITE
- BEDROOM TWO WITH EN-SUITE
- STUDY/OFFICE
- DRIVEWAY, GARAGE AND LANDSCAPED GARDENS
- NOT OVERLOOKED TO THE FRONT OR REAR
- SOUGHT AFTER LOCATION OF RHOSTYLLEN



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Entrance Hallway

Composite door leads into entrance hallway with LVT flooring, radiator, two ceiling light points, under-stairs area, door into WC and kitchen/living areas.

Open Plan Kitchen/Dining Area

Modern fitted kitchen housing a range of wall, drawer and base units with complimentary work surface over incorporating a 1.5 stainless steel sink unit with mixer tap over. Integrated appliances to include fridge-freezer, dishwasher, double eye-level oven and grill, five ring gas hob and extractor above. Opening into dining area with LVT flooring throughout, recessed LED lighting, ceiling light point, radiator, uPVC double glazed window to the rear and French doors to garden area. Double French doors into utility space.

Utility Space

Space and plumbing for washing machine and tumble dryer with work surface over.

Living Room

Seamlessly flowing from the kitchen area with a media wall housing electric fire, alcove for television, shelving either side with lighting. Continuation of LVT flooring, ceiling light point, radiator and uPVC double glazed window to the front.

Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. LVT flooring, ceiling light point, radiator, extractor and uPVC double glazed frosted window to the side.

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring, three ceiling light points, radiator, stairs to second floor, doors to three bedrooms, office and family bathroom.

Bedroom Two

UPVC double glazed window to the front elevation with views of the field. Carpeted flooring, ceiling light point and panelled radiator. Door into en-suite.

En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and double walk in dual hose mains shower. LVT flooring, extractor, radiator, shave point and recessed LED lighting.

Bedroom Three

UPVC double glazed window to the rear elevation. Carpeted flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the rear elevation. Carpeted flooring, ceiling light point and panelled radiator.

Office

UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point and panelled radiator.

Family Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath. Heated towel rail, tiled flooring, extractor, recessed LED lighting, shave point and uPVC double glazed frosted window to the side.

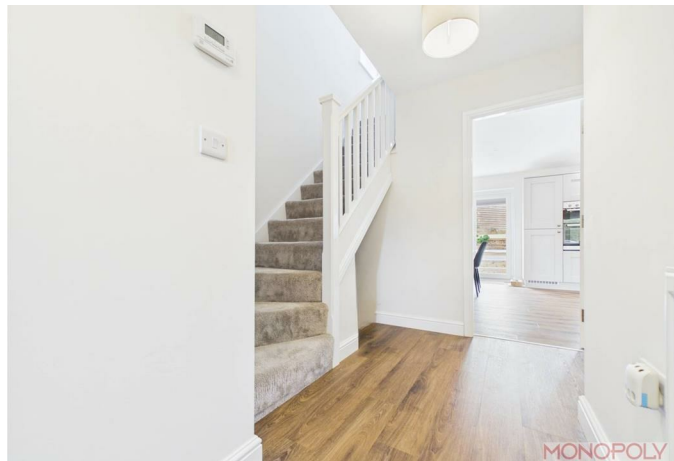
Second Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, carpeted flooring and door into principal bedroom suite.

Principal Bedroom

UPVC double glazed window to the front elevation





with views of the field, uPVC double glazed window to the side plus two Velux sky lights to the rear. Two built in storage cupboards; on housing the combination boiler and the other with clothing rail. Carpeted flooring, two ceiling light points, two panelled radiators and door into en-suite.

En-suite

Three piece suite comprising low-level WC pedestal wash hand basin and double walk in dual house mains shower. Tiled flooring, radiator, extractor shave point, recessed LED lighting and Velux window to the rear.

Garage

Up and over door, power and lighting

Outside

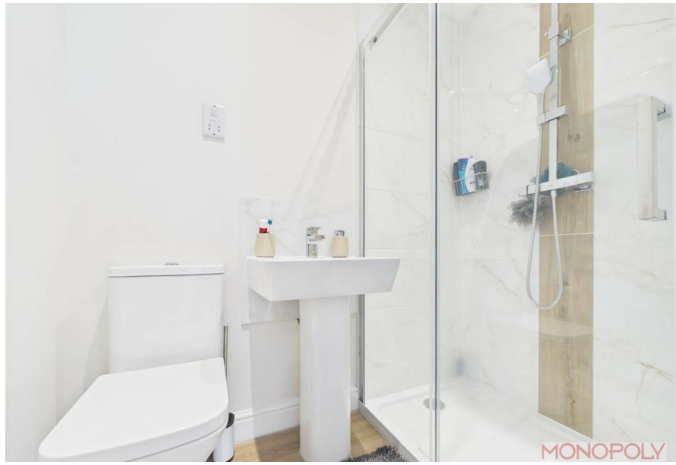
To the front there is a paved pathway with shrubbery area. The tarmac driveway runs alongside the home where there is access to the garage with a timber gate providing access to the rear. The rear garden has been thoughtfully landscaped by the present owners to a pleasant multi-tiered garden area. There is a porcelain paved patio area to the bottom tier with access alongside the other side of the property. Steps lead up to a further paved area with a decorative slate area. The top tier comprises of an artificial lawned garden area. To the rear of the garage there is a greenhouse and bark area. The garden has various raised sleepers with flowers and shrubberies along with fence panels to the boundary for added security and privacy.

Additional Information

Freehold. Council Tax Band F. EPC Rating B. Constructed in 2024 with the remainder of the NHBC warranty in place. Modern, energy-efficient home finished to a high standard, featuring a contemporary open plan layout and media wall. Landscaped rear garden with porcelain patio, artificial lawn and raised beds, designed for low maintenance. Driveway and garage providing off-road parking and additional storage. Positioned opposite a field and children's play area, with direct access into Erddig Country Park.







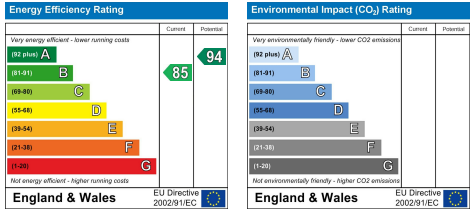


MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.













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