



Plot 27, Manor Gardens Manor Gardens, Wrexham Road, Wrexham,

£385,000

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

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

Manor Gardens

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

Manor Gardens is situated in a delightful countryside setting on the edge of Erddig National Trust Parkland in the village of Rhostyllen.

Rhostyllen is a thriving village in the community of Esclusham, just South of Wrexham. It features a renowned quaint church named Holy Trinity, a number of popular public houses and a village hall with recreational areas suitable for all ages.

Erddig National Trust Parkland centres around Erddig Hall, a Grade-I listed house just minutes away from the development. Standing 2 miles (3.2 km) south of Wrexham city centre, Erddig Hall was built during the 17th and 18th centuries on a 1,900 acre estate, which includes a 1,200-acre landscaped pleasure park and the earthworks of a Norman motte-and-bailey castle. A footpath from Manor Gardens will pass through open fields and ancient woodlands onto land adjoining the Erddig estate.

The nearby city of Wrexham has lots to offer with its rich history and culture, with shops, leisure facilities and restaurants to suit all tastes. The area also encompasses a university and a wide choice of schools including a multi-faith school teaching in both English and Welsh languages. Located on the edge of picturesque countryside yet only minutes away from all the local amenities, Manor Gardens is an amazing location that will meet the needs of today's aspiring purchaser.

The Yorke

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

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 function 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.

The Yorke - Plot 27 £385,000

ROOM SIZES

GROUND FLOOR imperial/metric

Kitchen/Diner Area 16'4" X 12'7" 5.00m x 3.85m
Utility 6'7" X 6'10" 2.01m x 2.10m
Reception Room 9'7" X 12'7" 2.93m x 3.85m
Hall 19'5" X 3'1" 5.92m x 0.95m
Cloakroom 6'11" X 3' 2.12m x 0.92m

FIRST FLOOR imperial/metric

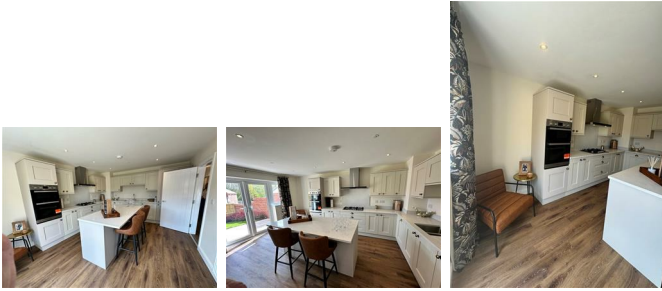
Living Room 15'2"x12'7" 4.64m x 3.85m
Bedroom One 10'9" X 12'7" 3.29m x 3.85m
Bathroom 6'2" x 6'10" 1.90m x 2.10m
Bedroom Five 6'11" x 6'10" 2.12m x 2.10m

SECOND FLOOR imperial/metric

Bedroom Two 11'2"x12'10" 3.42m x 3.93m
En-suite 3'9" X 9'7" 1.15m x 2.92m
Bedroom Three 10'7"x11'0" 3.23m x 3.93m
Bedroom Four 6'11" X 9'7" 2.12m x 2.94m
Bathroom 6'2" X 6'8" 1.90m x 2.05m

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

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

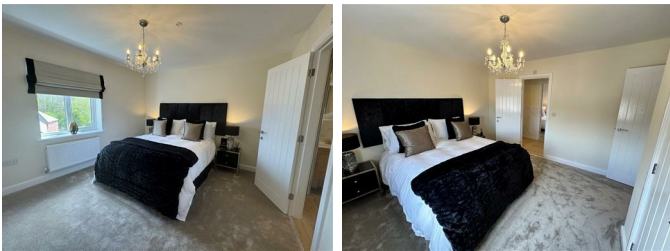
Bathroom/En-suite 1 6'2" x 6'9" (1.88m x 2.06m)



Bathroom/En-suite 1

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)



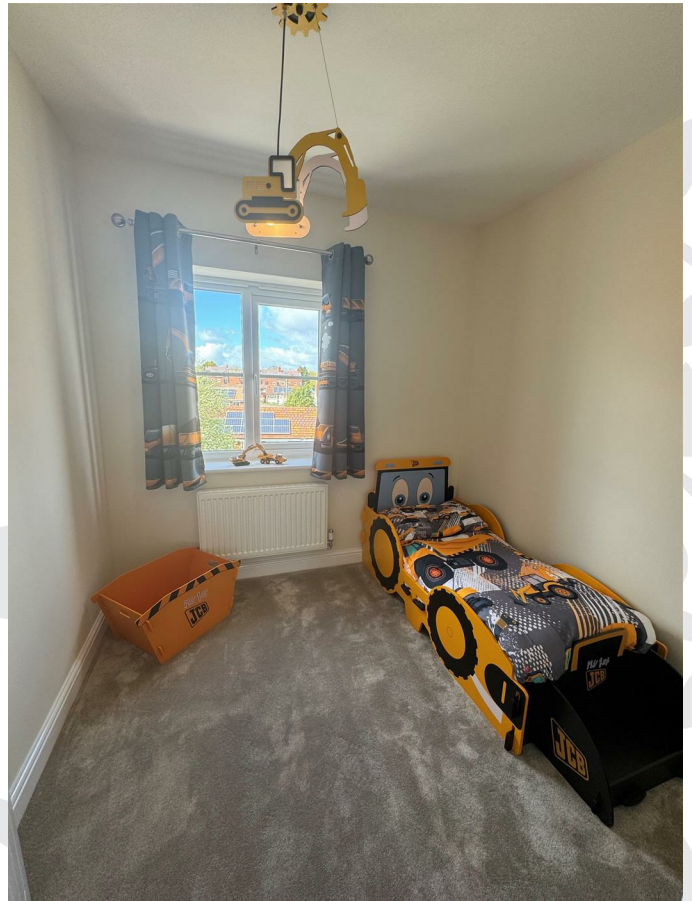
En-suite

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

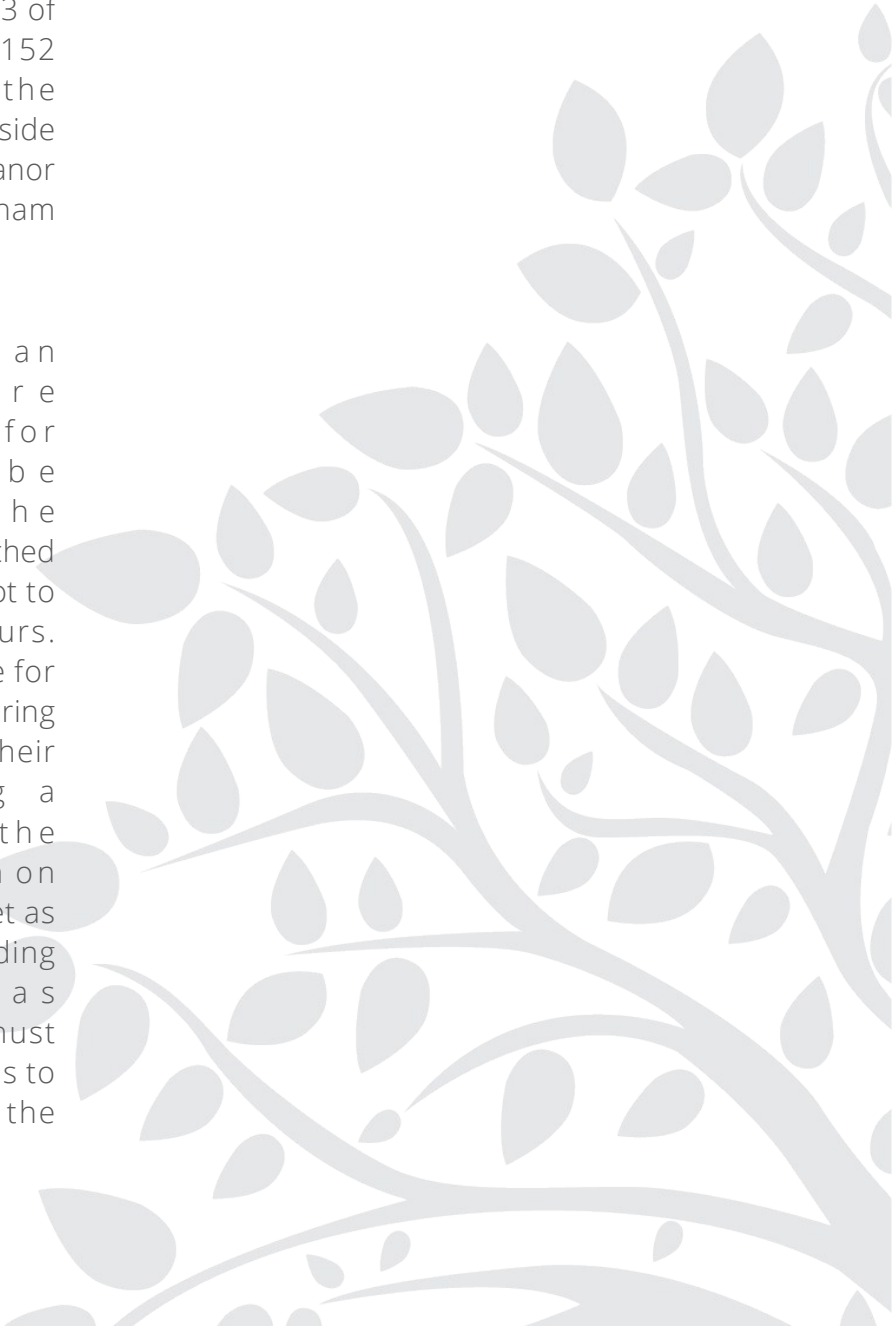
Directions

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.

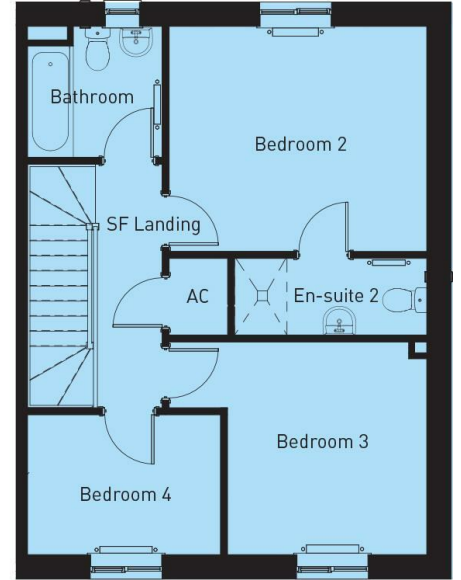
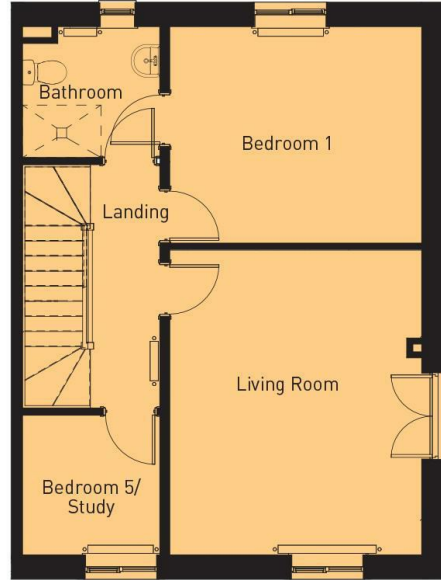
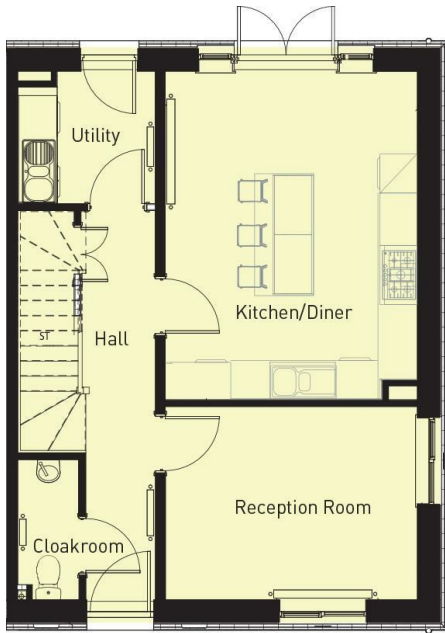
Disclaimer

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

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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