



Plot 27 Manor Gardens, Rhosyllen, LL14 4DN

£385,000

**** SHOW HOUSE OPEN ALL WEEK ****

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

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 from a garage, private driveway, and garden.

****PART EXCHANGE AVAILABLE **ALL FLOORING INCLUDED****

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

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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

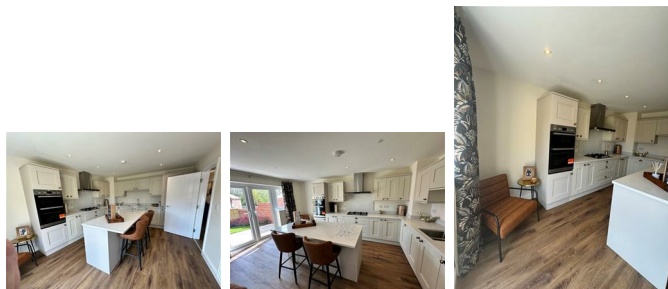
Bedroom Three 10'7"x11'0" 3.23m x 3.93m

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

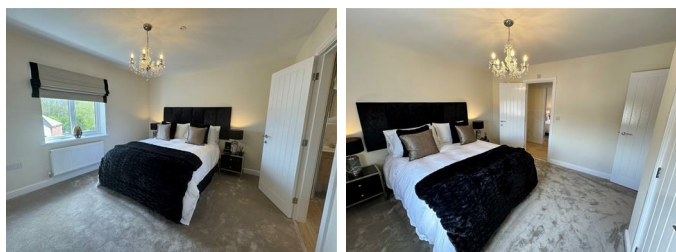
Bathroom/En-suite 1 6'2" x 6'9" (1.88m x 2.06m)



Bathroom/En-suite 1

Second Floor

Bed 2 11'1" x 12'9" (3.40m x 3.91m)



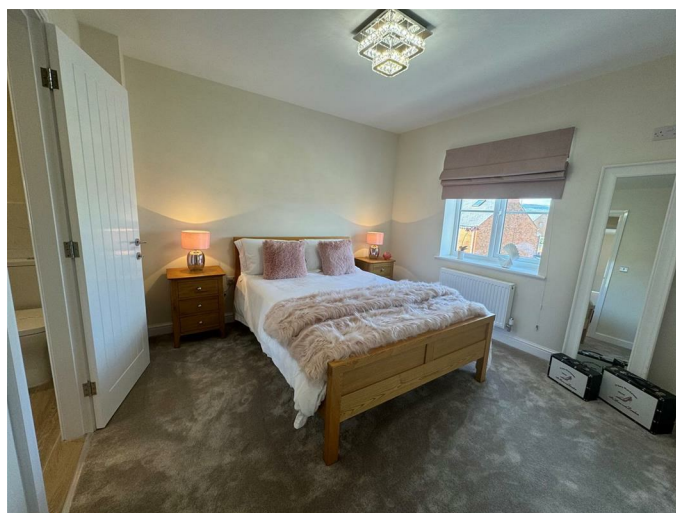
Bedroom 2

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.

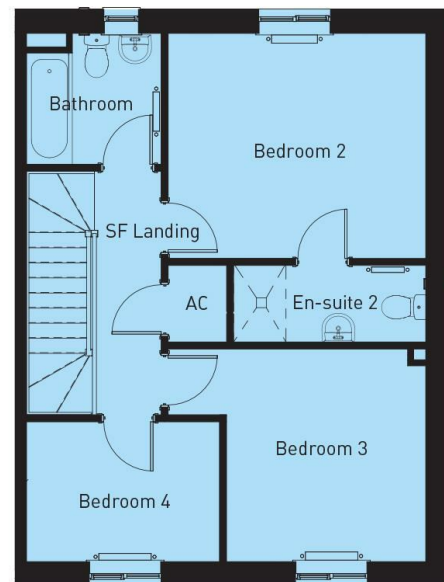
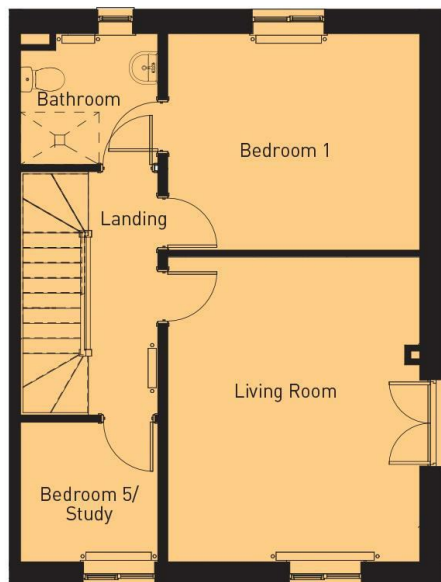
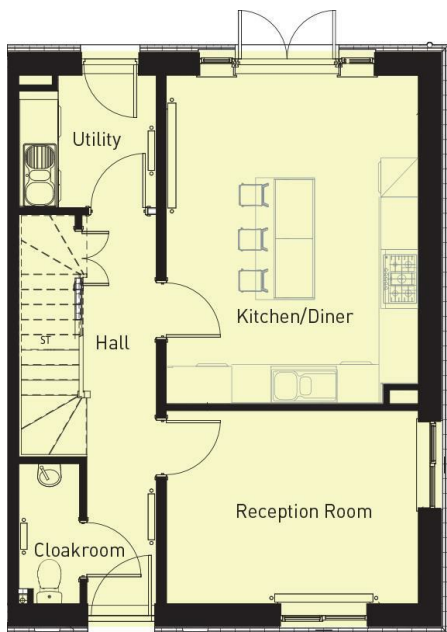
Disclaimer

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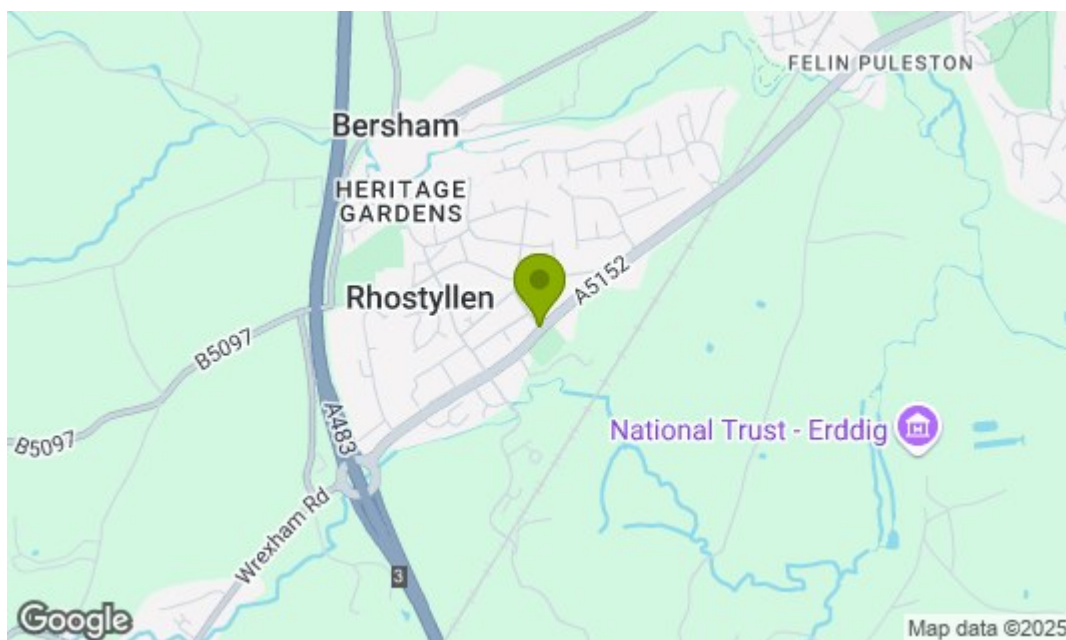
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Floor Plan



Area Map



Energy Efficiency Graph

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