



Plot 37 Manor Gardens, Wrexham Road, Wrexham, LL14 4DN

£370,000

The Yale - 4 Bedroom Detached Home (1455 sqft)

The Yale is an impressive and versatile double-fronted family home. The large open plan kitchen/dining room runs the full length of the home with French doors leading to the rear garden. In addition, the spacious living room is ideal for family gatherings and relaxation. The first floor features the principal bedroom with an en-suite shower room and walk in dressing area. A family bathroom and three further bedrooms, one having the benefit from en-suite facilities, completes this excellently designed family home. The property benefits from a garage, private driveway and garden.

* Anticipated completion Spring/Summer 2024 *

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 Yale

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Room Sizes

GROUND FLOOR imperial metric

Living Room 14'10" x 12'1" 4.52m x 3.70m

Study 6' x 12'1" 1.83m x 3.70m

Kitchen Area 21'3" x 14'4" 6.48m x 4.35m

Dining Area Inc Inc

Hall 15'7" x 6'8" 4.75m x 2.03m

Wc 6'2" x 2'9" 1.90m x 0.84m

FIRST FLOOR imperial metric

Bedroom One 14'6" x 10'5" 4.43m x 3.18m

En-suite 6'3" x 6'4" 1.92m x 1.95m

Dressing 5'2" x 6'10" 1.58m x 2.09m

Bedroom Two 9'2" x 12'8" 2.81m x 3.86m

Ensuite 3'10" x 8'8" 1.18m x 2.66m

Bathroom 6'3" x 7'3" 1.92m x 2.21m

Bedroom Three 10'7" x 10'2" 3.23m x 3.12m

Bedroom Four 7'4" x 8'8" 2.24m x 2.66m

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.

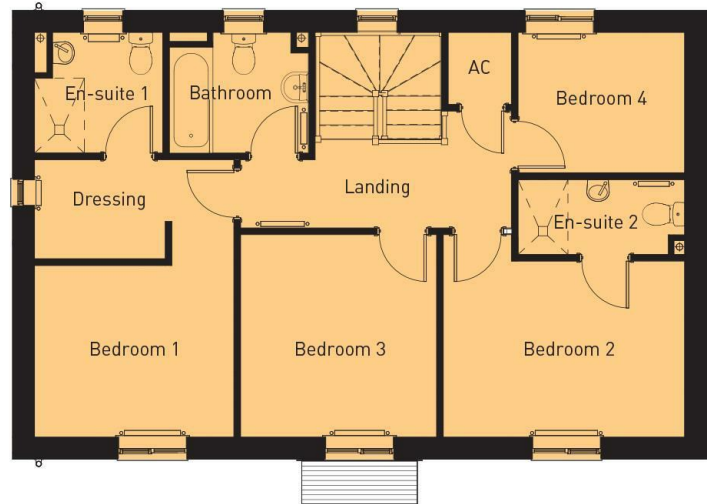
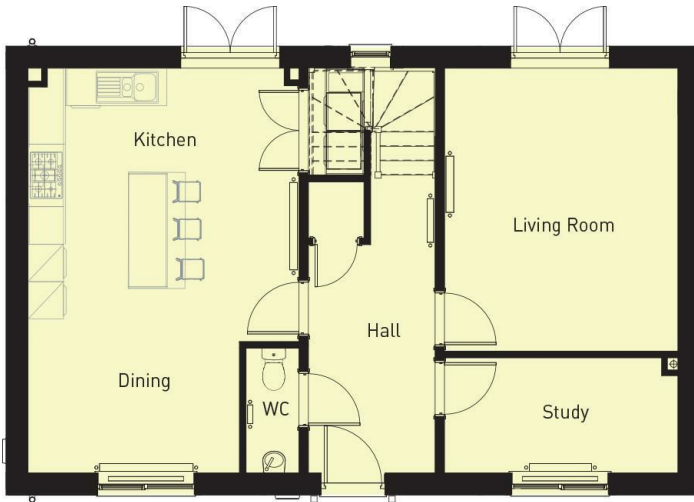
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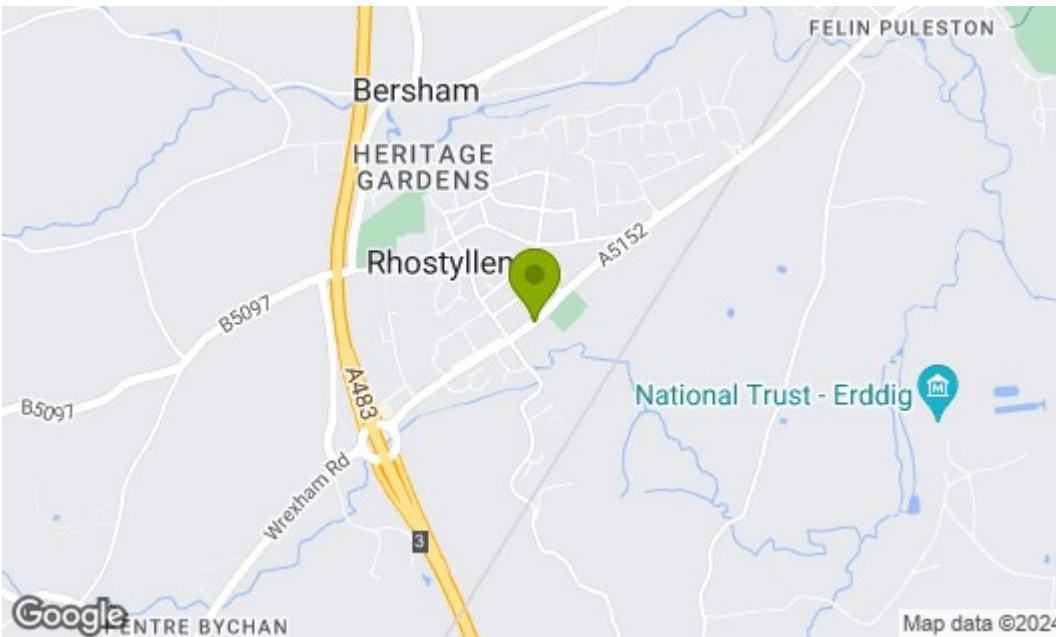
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Floor Plan



Area Map



Energy Efficiency Graph

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