



## Plot 45 Manor Gardens, Wrexham Road, Wrexham, LL14 4DN

Asking Price £210,000

\*\*HELP TO BUY WALES AVAILABLE\*\*

The Henllan - 2 Bedroom Mid Terrace ( 711 Sq ft)

The Henllan is a fantastic two bedroom property, perfect for first time buyers and small families.

The welcoming hallway leads through to the spacious lounge/dining area with French doors out leading out to the rear garden.

To the front of the property is the well-equipped kitchen.

Upstairs, there is a landing leading to a good-sized master bedroom, benefiting from en-suite facilities; one further bedroom and a family bathroom.

## The Henllan

### Henllan

2 Bedroom mid terrace with parking & garden

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The welcoming hallway leads through to the spacious lounge/dining area with French doors out leading out to the rear garden. To the front of the property is the well-equipped kitchen.

On the first floor doors lead off to 2 double bedrooms and a family bathroom.

## Manor Gardens - Phase 1

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.

**Hallway 9'3" x 3'4" (2.82m x 1.04)**

**Cloakroom 3'6" x 3'4" (1.08m x 1.04m )**

**Kitchen 9'2" x 7'4" (2.81m x 2.24m )**



**Lounge 14'10" x 14'2" (4.54m x 4.33m )**

**Landing**

**Bedroom 1 14'10" x 10'0" (4.54m x 3.05m )**

**Bedroom 2 9'2" x 9'3" (2.81m x 2.83m )**

**Bathroom 6'9" x 6'2" (2.08m x 1.90m )**

**Externally**

The property has a private garden and 2 allocated parking spaces

**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.

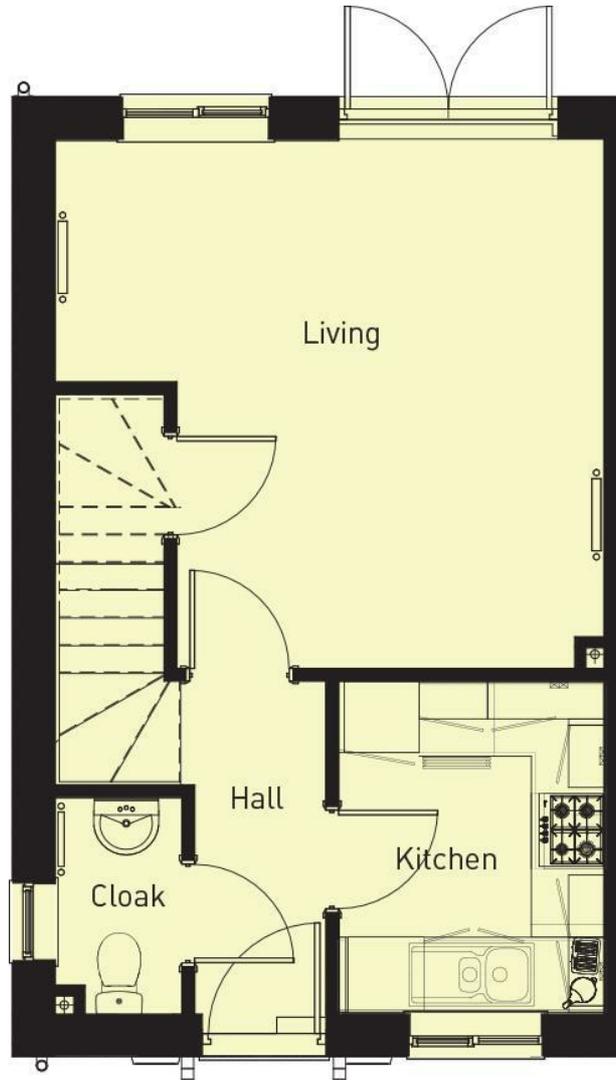
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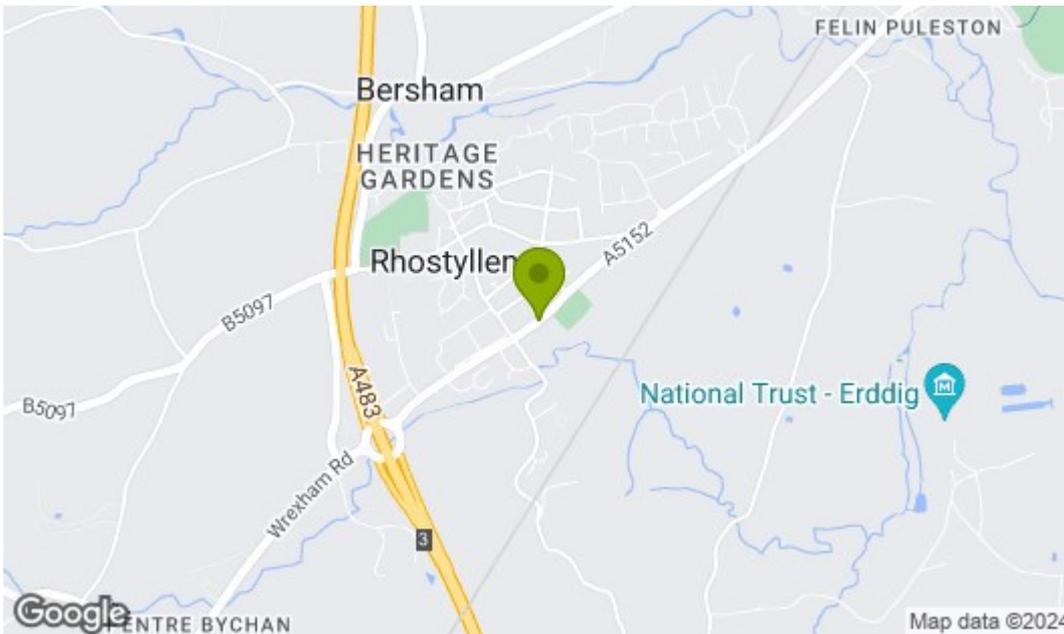
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## Floor Plan



## Area Map



## Energy Efficiency Graph

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