

Plot 44 Manor Gardens, Wrexham Road, Wrexham, LL14 4DN

Asking Price £225,000

HELP TO BUY WALES AVAILABLE

The Henllan - 2 Bedroom End Of 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.

Henllan

2 Bedroom terrace/semi-detached home with parking & garden

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.

Summary

An exclusive prestigious development of 2,3,4 & 5 bedroomed executive homes in the picturesque North East Wales town of Llangollen by award winning housing developer, SG Estates. The development is situated in a sought after location on Vicarage Road, enjoying views towards Dinas Bran and the River Dee. Easily accessed from the A539 & A5. The small town of Llangollen at the edge of the Berwyn mountains and the Clwydian Range is an Area of Outstanding Natural Beauty and offers something for everyone with its stunning countryside, outdoor pursuits, historic sites, famous railway, restaurants, shops and well established schools. These new homes in Llangollen are sought after and interest in the development has been extremely high.

Contact Debra on 01978 862700 for further details

Area of Llangollen

Llangollen is a lovely sought after picturesque small town in North East Wales.

If you're looking for a family home in an area of outstanding natural beauty, Llangollen has it all. An excellent sense of community, with so much to do from Llangollen International Musical Eisteddfod, a trip on the famous steam railway, a horse drawn boat trip on the canal, white water rafting on the River Dee for the more adventurous or simply relaxing and sampling the excellent local produce in one of the many

eateries, the list is endless. What more could you want?

Directions

From Wrexham take A483 and come off at the Llangollen turn off. Take the 3rd exit off the roundabout and continue over the next roundabout, keep right take the exit to Acrefair, through the village of Trevor on the A539 leading into Llangollen. Turn left over the bridge to the traffic lights, turn right then immediately left on to Hall Street and then left on to Willow Street and the new development Willow Fields Maes Helyg can be seen on your left.

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)

En-suite 7'9" x 3'11" (2.37m x 1.20m)

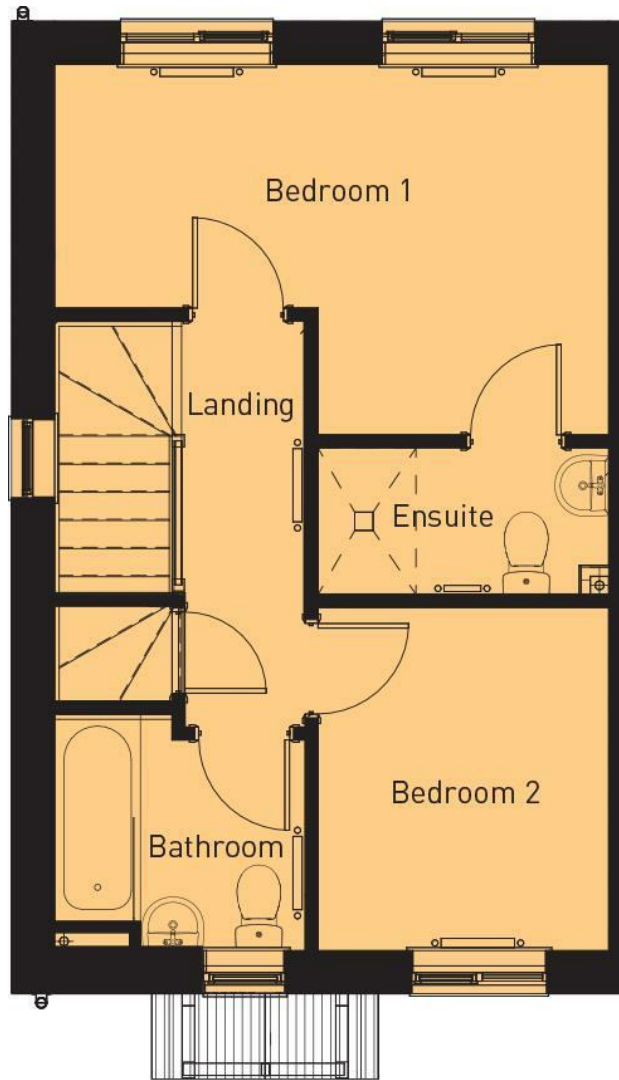
Bedroom 2 9'2" x 9'3" (2.81m x 2.83m)

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

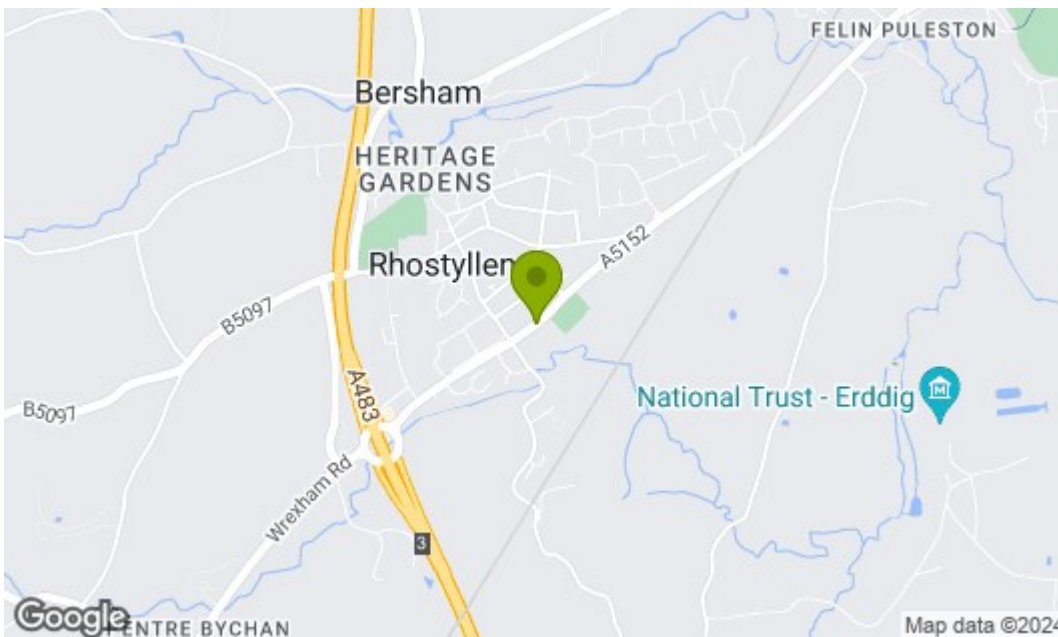
Outside

The property has a private garden and 2 allocated parking spaces

Floor Plan



Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.