

Plot 41 Manor Gardens, Wrexham Road, Wrexham, LL14 4DN

Asking Price £325,000

The Llanferres - 4 bedroom detached (1250 sq ft)

The four-bedroom detached Llanferres home is perfect for families looking to live in comfort and style.

This attractive property features an entrance hall leading to the generous lounge, positioned at the front of the house and the impressive open plan kitchen/dining room at the rear of the property, with french doors leading to the rear garden.

On the first floor the guest bedroom is complete with en-suite facilities, two further bedrooms and a family bathroom.

On the second floor, the master suite boasts an en-suite shower room and fitted wardrobe.

This property comes with a private driveway leading to a single garage.

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.

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.

Llanferres

4 Bedroom detached home arranged over 3 floors with space create that all important home office.

A fabulous 4 bedroom home perfect for families, offering modern living throughout.

This stunning property features an entrance hallway leading to a family living area to the front of the property and to the rear elevation there is a lovely open plan kitchen/breakfast area with French doors leading to the garden.

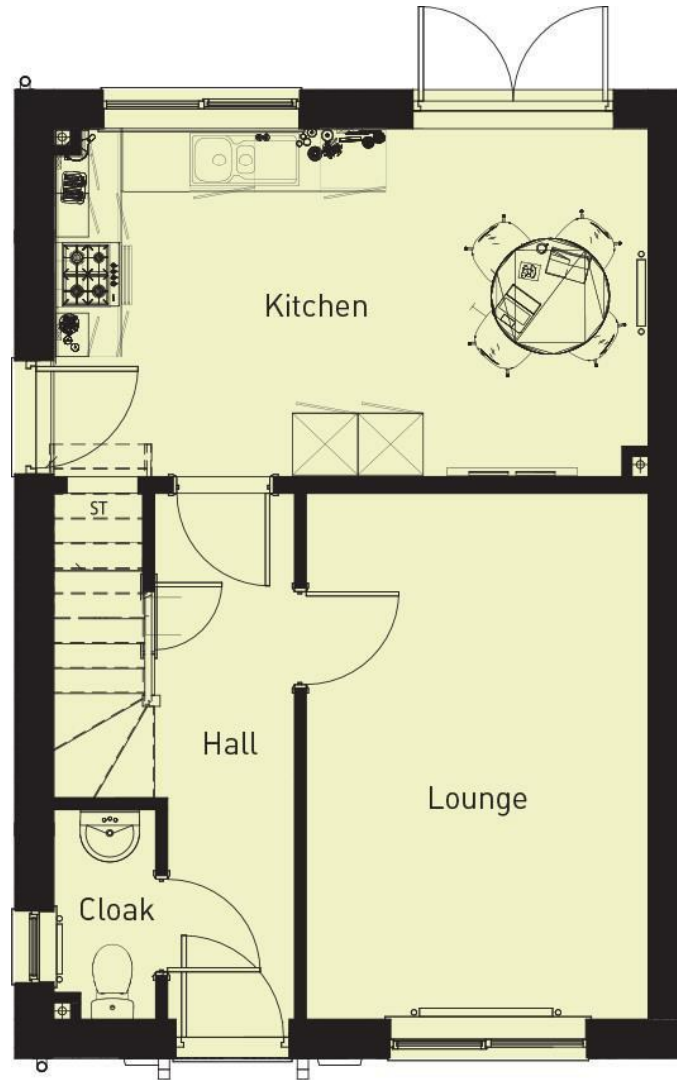
On the first floor there is a family bathroom and 3 bedrooms, 1 with the luxury of an en-suite shower room.

The second floor is home to the master suite with en-suite facilities.

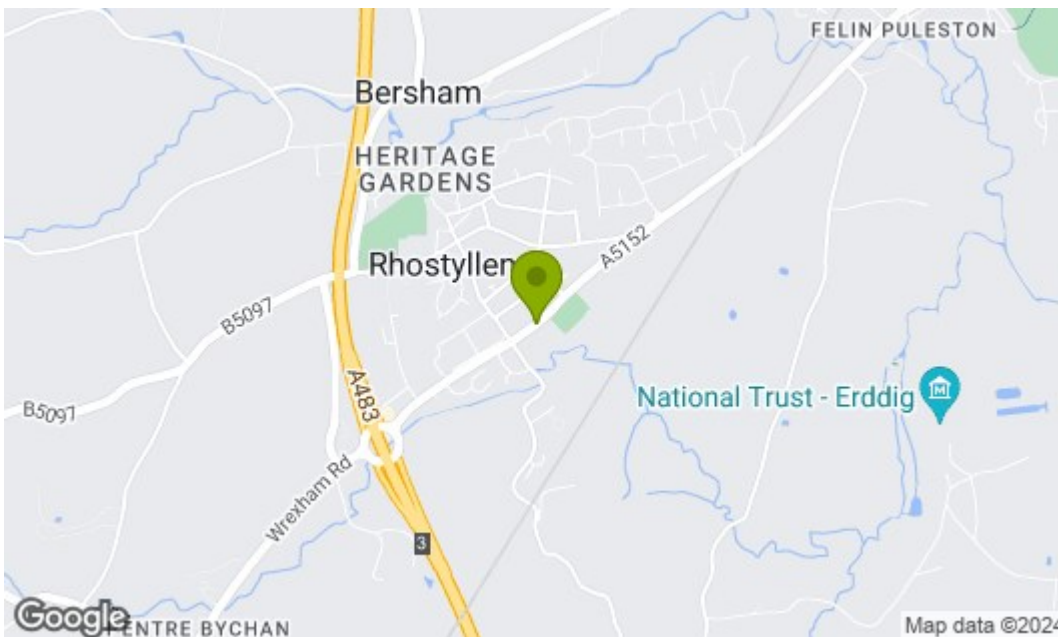
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Floor Plan



Area Map



Energy Efficiency Graph

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