

Plot 43 Manor Gardens, Rhostyllen, LL14 4DN

Asking Price £365,000

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

PLOT 43 is in an excellent location with public open space to the front and the village church to the rear.

The four-bedroom detached Derwen 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 utility 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 ample parking leading to a detached 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.

Derwen

4 Bedroom detached home with a first floor study. Single garage and garden

The four bedroom detached Derwen 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/family area, with utility room at the rear of the property, with French doors leading to the rear garden.

Upstairs, the guest bedroom is complete with

en-suite facilities, three further bedrooms and a family bathroom complete this floor.

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

Directions

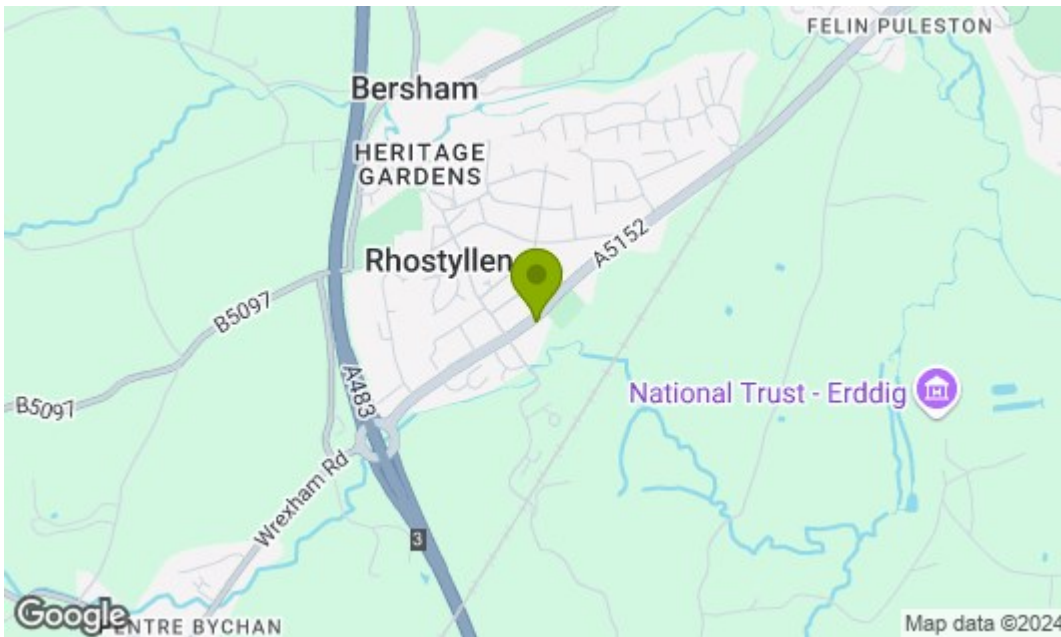
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

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Floor Plan

Area Map



Energy Efficiency Graph

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