



Plot 47 Manor Gardens, Wrexham Road, Wrexham, LL14

Asking Price £280,000





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# Plot 47 Manor Gardens, Wrexham Road

## Wrexham, LL14 4DN

- Multi Award Winning Housing Developer
- Open Plan Kitchen/dining room
- En-suite to the Master Bedroom
- Air source heat pump
- NHBC Warranty
- Help To Buy Wales Available
- 3 bedrooms
- Electric car charging point
- Private Driveway and Garden
- Village location

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

The Bodfari - 3 Bedroom Detached Home (953 sq.ft)

The Bodfari is an impressive three-bedroom home that boasts an attractive dual aspect design, offering a traditional appearance. The ground floor includes a spacious lounge, a cloakroom and an open-plan kitchen/dining room with French doors leading to the garden. On the first floor there is a generous master bedroom with en-suite facilities; two further bedrooms and a family bathroom. A private driveway leads off to an enclosed rear garden.

Phase 2 - Plot 47 - Reserved



### Bodfari

### Manor Gardens - Phase 2

Hallway	6'0" x 13'1" (1.83 x 4.00)
Lounge	9'10" x 19'1" (3.01m x 5.83m)
Kitchen/Dining Room	19'1" x 10'0" (5.83m x 3.06m)
Cloakroom	4'3" x 6'0" (1.30m x 1.83m )
Landing	
Bathroom	8'7" x 5'6" (2.63m x 1.70m)
Bedroom 1	13'5" x 9'10" (4.11m x 3.01m)
En-suite	3'11" x 9'10" (1.20m x 3.01m )
Bedroom 2	9'10" x 8'5" (3.00m x 2.59m )
Bedroom 3	9'10" x 8'10" (3.00m x 2.71m )
Externally	





Directions  
Disclaimer



Directions



To Chester

A5156

Mold



Wrexham University



Wrexham FC



Waterworld



Eagles Meadow Shopping Centre



Wrexham Hospital

To Wrexham City Centre

Felin Pileston

A483

A5152



Rhostyllen

B5097

A5152



Erddig Hall

Talwrn

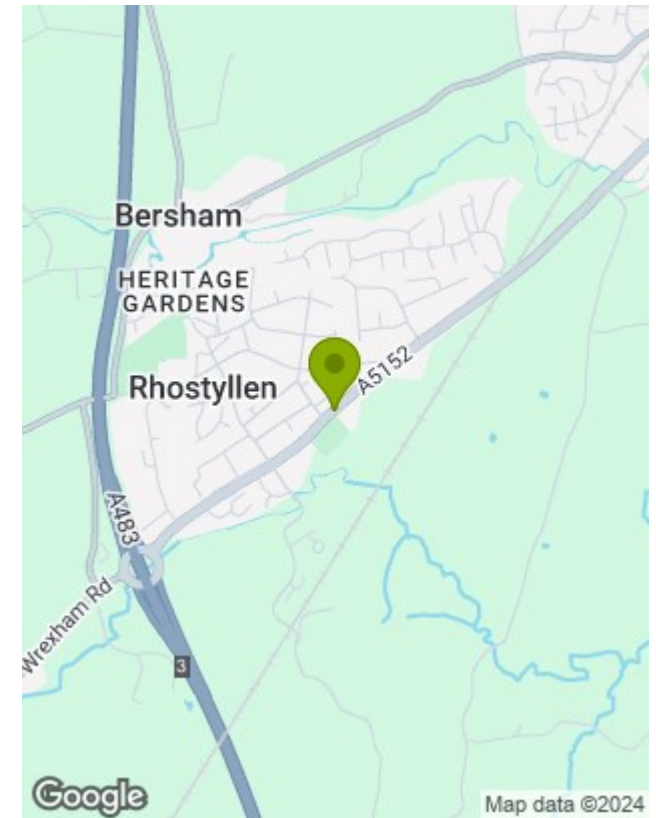
Wrexham Road

Johnstown

A483

## Floor Plans

## Location Map



## Energy Performance Graph

## Viewing

Please contact our Bradley Office on 01978 750234 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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