



Manor Gardens Phase 2, Manor Gardens, Rhostyllen, LL14 4DN

Prices From £275,000

PHASE 2 NEW PLOT RELEASES

SHOW HOME OPEN ALL WEEK

Manor Gardens – An exciting development of 223 two-to-four-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.

Manor Gardens - Phase 2

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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.

Berwyn

The Berwyn - 3 Bedroom Detached Home (939sqft)

3 Bedroom Detached Home with a private driveway and garden

A fabulous three-bedroom detached home with open plan living/dining area to the rear opening onto an enclosed private garden and separate sitting room to the front.

On the first floor there is a 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 51 RESERVED

Plot 78 - November/December 24

Bodfari

The Bodfari - 3 Bedroom Detached Home (953 sqft)

3 Bedroom Detached Home with a private driveway and garden

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

Corwen

The Corwen - 4 bedroom detached (1047 sq ft)

4 Bedroom Detached Home with a single garage and garden

Ideal for families, this stunning four-bedroom detached home offers modern living throughout. The ground floor offers a spacious lounge, an open plan kitchen/breakfast room with French doors leading to the rear garden.

On the first floor, you will find the master bedroom complete with en-suite facilities, three further bedrooms and a family bathroom. The property benefits from an enclosed rear garden, driveway, and single garage.

Phase 2 - Plot 76 - RESERVED

Llanferres

The Llanferres - 4 bedroom detached (1248 sq ft)

This handsome four bedroom detached home provides generous accommodation across three floors. On the ground floor, there is a large kitchen/dining room with direct access to the garden via French doors, a separate living room to the front and a cloakroom off the entrance hall completes this floor.

On the first floor you will find the family bathroom

and three bedrooms, including a spacious double with an en-suite shower room.

The second floor is home to the master suite with en-suite facilities and a fitted wardrobe. Externally there is a driveway which leads to a single garage and private rear garden.

Phase 2 - Plot 48 - November 24
Plot 77 - December 24

Derwen

The Derwen - 4 Bedroom Detached Home (1399 sq ft)

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, incorporating a useful utility cupboard, French doors lead off to the rear garden.

The first floor comprises of a family bathroom, 3 bedrooms and a separate study perfect for a home office, the larger double bedroom is complete with en-suite facilities.

On the second floor, the master suite boasts an exquisite en-suite shower room and fitted storage cupboards. A private driveway leads to a single garage and rear garden.

Phase 2 - Plot 49 - December 24
Plot 50 - January 25

Gresford

The Gresford - 4 Bedroom Detached Home (1485 sq ft)

The Gresford is an impressive and versatile bay-fronted family home. The entrance hallway leads to a spacious open plan kitchen/dining room, the utility room benefits from an integral door leading to the attached garage and access to the cloakroom. The stunning living room has two bay windows creating a light, airy and relaxing space. The first floor features four generously sized bedrooms, two of which have the luxury of an

en-suite shower room. A family bathroom comprising of a bath and separate shower enclosure completes this excellently designed family home. The property benefits from a single attached garage, private driveway, and garden.

Phase 2 - Plot 52 - January 25

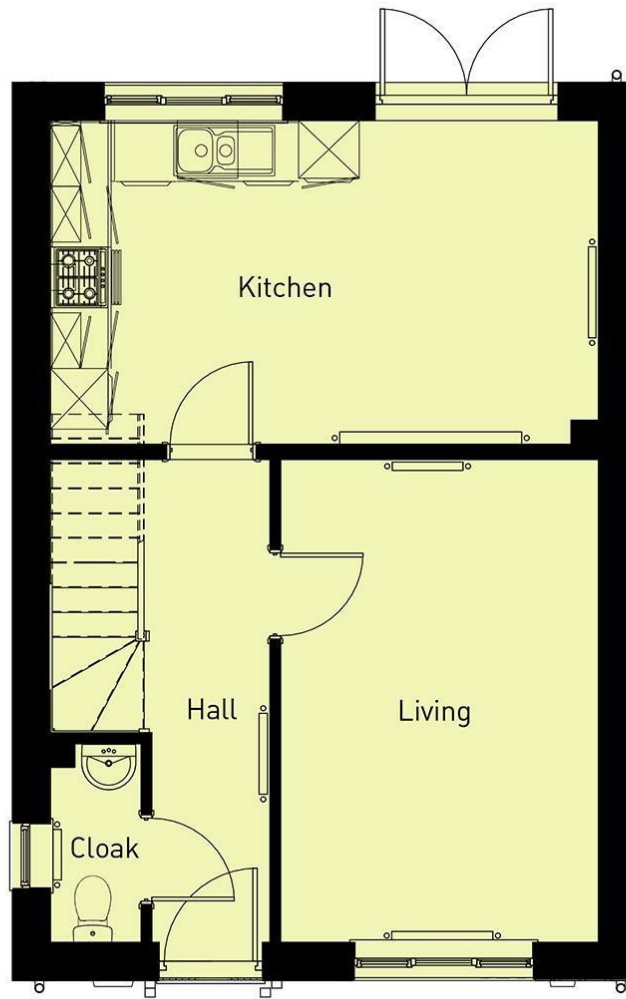
Directions

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.

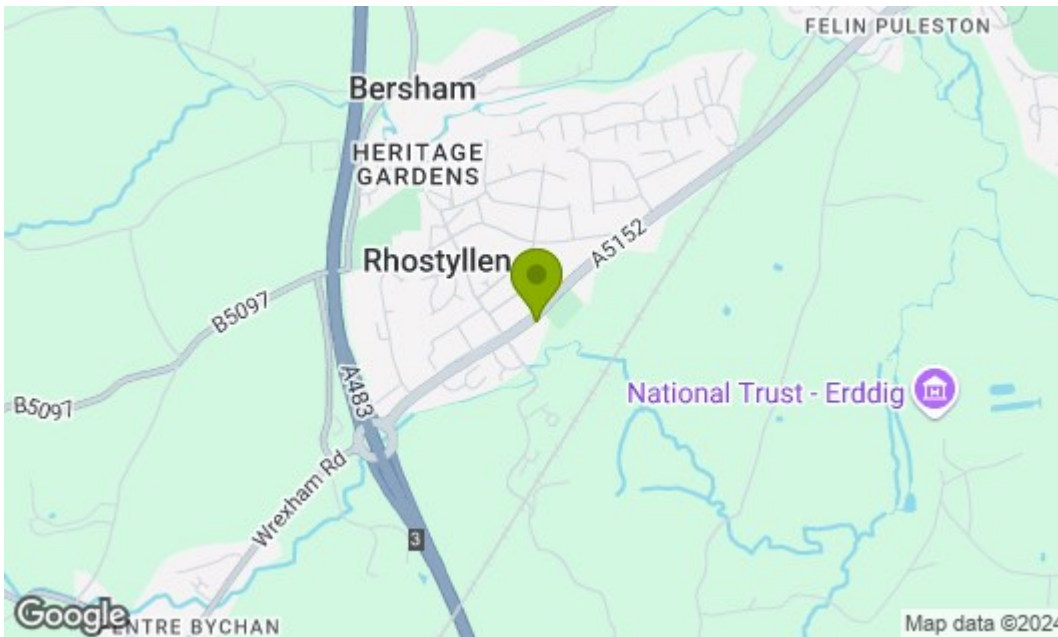
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Customers should note this illustration is an example. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Office during working hours and customers must check their individual specifications prior to making a reservation. SG Estates give notice that the property particulars and related information on this site, whilst believed to be accurate, are set as a general outline for guidance only. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves before physical inspection as to their availability, or by physical inspection of the property in question or otherwise as to their accuracy or fit for purpose. Materials used may differ from plot to plot, including render and roof tile colours. Please speak to your Sales Executive for further details.

Floor Plan



Area Map



Energy Efficiency Graph

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