



## Plot 49 Manor Gardens, Rhostyllen, LL14 4DN

**£365,000**

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 - Plots 49

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Phase 2 - Plot 49

## Manor Gardens - Phase 2

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.

## First Floor

Living Room 10'9" x 16'3" (3.29m x 4.97m)

Kitchen/Diner 18'6" x 11'1" (5.64m x 3.38m)



Cloakroom 3'3" x 6'5" (1.00m x 1.97m)

Hallway 4'4" x 13'9" (1.32m x 4.19m)

## First Floor

Bedroom 2 12'2" x 12'4" (3.72m x 3.78m)

En-suite 6'2" x 3'11" (1.88m x 1.20m)

Bedroom 3 10'5" x 7'3" (3.18m x 2.23m)

Bedroom 4 7'8" x 7'4" (2.36m x 2.24m )

Bathroom 6'10" x 7'3" (2.10m x 2.22m)





**Study 7'3" x 3'11" (2.22m x 1.2m )**

## **Second Floor**

**Bedroom 1 12'5" x 18'7" (3.79m x 5.68m)**

**En-suite 8'1" x 7'2" (2.47m x 2.20m)**



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.

## **Directions**

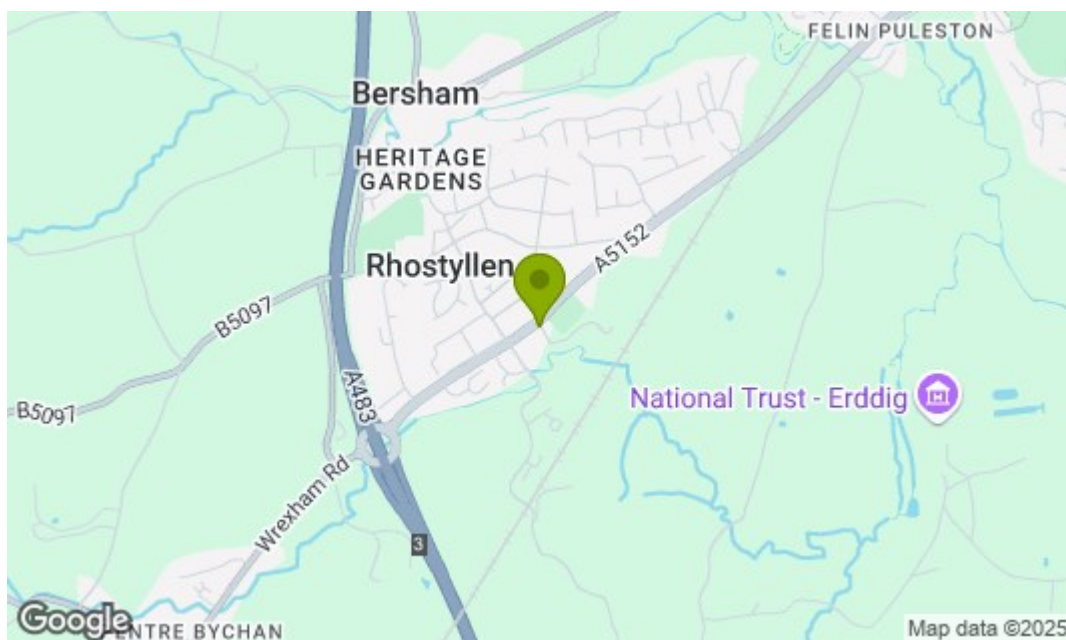
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

## **DISCLAIMER**

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. S G 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

## Floor Plan

## Area Map



## Energy Efficiency Graph

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