



The Gresford Manor Gardens, Rhostyllen, LL14 4DN

£399,950

****PART EXCHANGE SCHEME AVAILABLE****

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.

Plot 52

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Phase 2 - Plot 52

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.

Ground Floor

Living Room 20'10" x 11'5" (6.37m x 3.49m)

Kitchen/Diner 20'10" x 11'2" (6.37m x 3.41m)



Utility Room 6'9" x 6'2" (2.07m x 1.88m)

Cloakroom 6'0" x 3'1" (1.85m x 0.94m)

Hallway 6'9" x 11'1" (2.07m x 3.40m)

Garage 18'8" x 10'4" (5.69m x 3.16m)

First Floor

Bedroom 1 11'3" x 14'9" (3.43m x 4.51m)

En-suite 7'2" x 5'9" (2.20m x 1.77m)

Bedroom 2 11'6" x 11'1" (3.52m x 3.40m)

En-suite 2 6'9" x 7'5" (2.07m x 2.27m)

Bedroom 3 11'4" x 10'5" (3.46m x 3.19m)

Bedroom 4 11'6" x 9'5" (3.52m x 2.89m)

Bathroom 7'0" x 10'5" (2.15m x 3.19m)

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

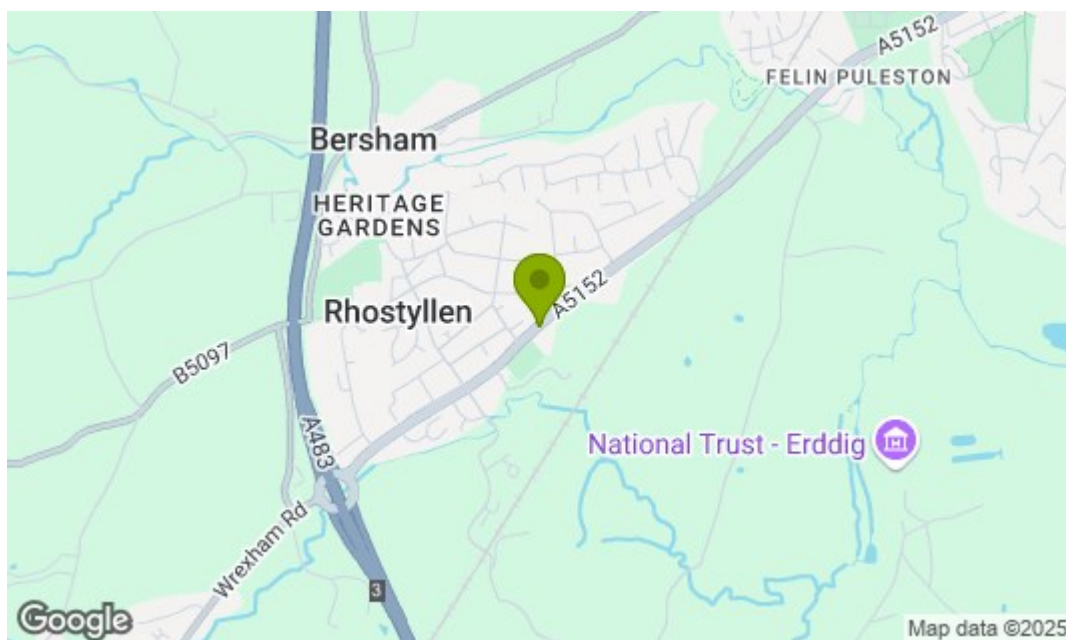
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Floor Plan



Area Map



Energy Efficiency Graph

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