



## Plot 73 Phase 2 - Manor Gardens, Rhostyllen, LL14 4DN

**£379,995**

The Richmond 2 - 4 Bedroom Detached Home with a single garage

This outstandingly spacious four-bedroom, detached home offers room for all the family. The ground floor is home to a light-filled, open plan kitchen/dining area with French doors to the rear garden, a spacious and inviting lounge to the front of the property and a further sitting room across the hallway. This superb home also boasts a separate utility and convenient downstairs cloakroom. The first floor offers four generously sized bedrooms, two of which are spacious doubles and boast their own en-suite shower room. Two further bedrooms to the rear of the property share the family bathroom. Externally there is a private rear garden and double width driveway which leads to single garage.

Plot 73 - (1433 sq.ft)

## Manor Gardens - Phase 2

Manor Gardens: Where Countryside Living Meets City Life

Looking for a place to call home? Manor Gardens in Rhostyllen offers the perfect blend of rural charm and urban convenience. This exclusive development features 223 two- to four-bedroom homes, just two miles from Wrexham city centre.

Set on the edge of the Erddig National Trust Parkland, residents can enjoy countryside walks along a scenic footpath leading to the historic Erddig Hall. It's a peaceful setting, ideal for families, professionals, and anyone seeking space and serenity without losing touch with city life.

Wrexham offers excellent amenities—shopping, dining, leisure facilities, a university, and a range of schools, including bilingual and multi-faith options.

Manor Gardens also supports buyers with exclusive incentives:

5% deposit through Help to Buy Wales

Up to £10,000 savings for key workers

With its ideal location, thoughtful design, and buyer support schemes, Manor Gardens is more than a development—it's a lifestyle.

**Living Room 16'6" x 12'11" (5.04 x 3.96)**

**Kitchen / Dining 20'2" x 14'6" (6.15 x 4.43)**



**Utility Room 5'4" x 5'0" (1.63 x 1.54)**

**Cloakroom 5'4" x 2'7" (1.63m x 0.81m)**

**Study / Dining Room 8'0" x 13'9" (2.45m x 4.20m)**

**Hallway 7'0" x 7'3" (2.14m x 2.23m)**

**First Floor**

**Bedroom 1 12'11" x 13'10" (3.96m x 4.22m)**

**En-suite 3'11" x 5'4" (1.20m x 1.63m)**

**Bedroom 2 8'11" x 12'11" (2.72m x 3.94m)**

**En-suite 6'9" x 3'11" (2.06m x 1.20m)**

**Bedroom 3 8'1" x 11'3" (2.48m x 3.43m)**

**Bedroom 4 8'5" x 7'1" (2.57m x 2.16m)**

**Bathroom 7'9" x 5'6" (2.38m x 1.70m)**

**Single Garage**

### 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

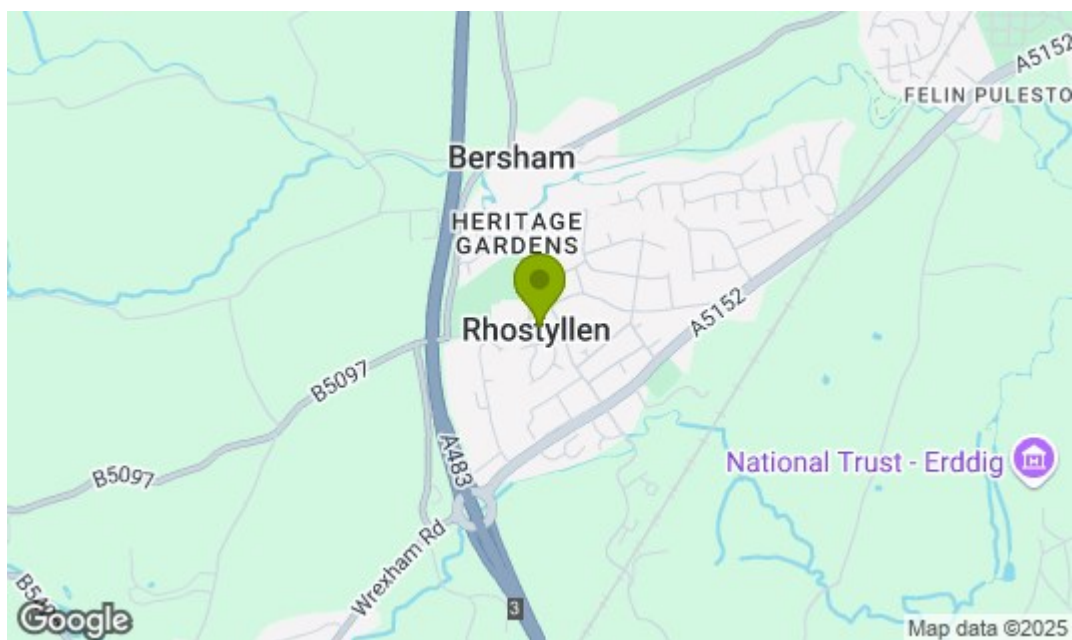
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## Floor Plan



## Area Map



## Energy Efficiency Graph

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