



Plot 71 Phase 2 - Manor Gardens, Rhostyllen, LL14 4DN

£275,000

****HELP TO BUY WALES AVAILABLE** 5% DEPOSIT REQUIRED****

The Berwyn - 3 Bedroom Detached Home (939sqft)

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 71

**** T&Cs Apply**

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 10'5" x 15'9" (3.18m x 4.82m)

Kitchen/Diner 17'10" x 10'7" (5.44m x 3.25m)



Cloakroom 3'0" x 6'6" (0.93m x 2.00)

Hallway 3'7" x 15'7" (1.11m x 4.77m)

First Floor

Bedroom 1 11'3" x 11'6" (3.44m x 3.53m)

En-suite 9'6" x 10'5" (2.90m x 3.18m)

Bedroom 2 9'6" x 10'5" (2.90m x 3.18m)

Bedroom 3 7'10" x 6'7" (2.41m x 2.02m)

Bathroom 6'2" x 7'8" (1.89m x 2.36m)



External

Private driveway and rear garden

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.

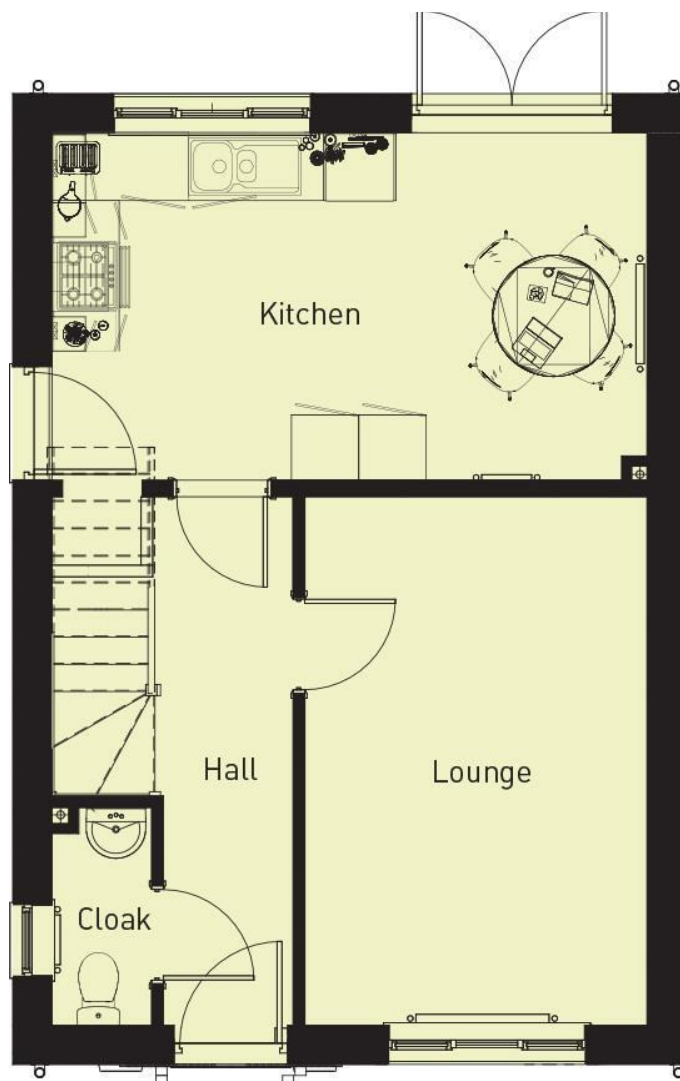
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Customers should note this illustration is an example. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi 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

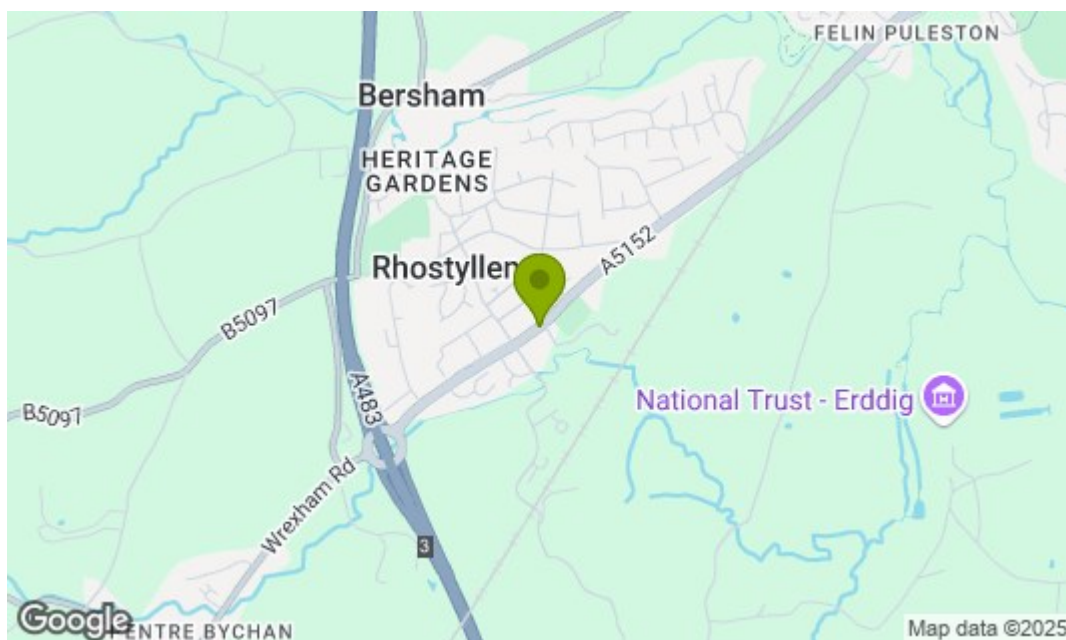
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Floor Plan



Area Map



Energy Efficiency Graph

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