



## **Plot 70 Phase 2 - Manor Gardens, Rhostyllen, LL14 4DN**

**£310,000**

The Corwen - 4 Bedroom Detached Home (1047 sq.ft)

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 70

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Phase 2 - Plot 54

## Manor Gardens - Phase 2

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

**Lounge 16'1" x 11'1" (4.92 x 3.40m)**

**Cloaks 6'5" x 3'4" (1.96 x 1.04m)**

**Kitchen/Diner 19'3" x 10'8" (5.87 x 3.27m)**



**Hallway 16'1" x 4'6" (4.92 x 1.39m)**

## First Floor

### Landing

**Bedroom 1 12'11" x 12'6" (3.94m x 3.83m)**

**En-suite 7'0" x 3'11" (2.14 x 1.20m)**

**Bedroom 2 7'3" x 8'4" (2.21m x 2.56m)**

**Bedroom 3 7'8" x 7'1" (2.36 x 2.17m)**

**Bedroom 4 11'1" x 6'11" (3.40m x 2.12m)**

**Bathroom 7'7" x 7'1" (2.32 x 2.17m)**

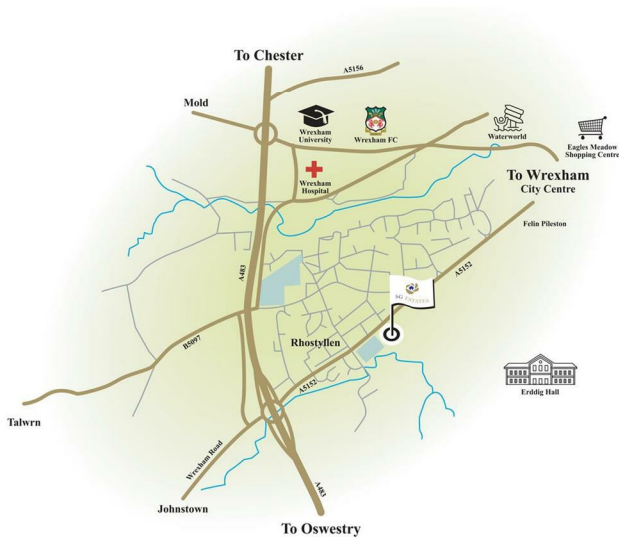


## Externally

Private driveway leading to a single garage

Enclosed private garden

## Directions



tile colours. Please speak to your Sales Executive for further details.

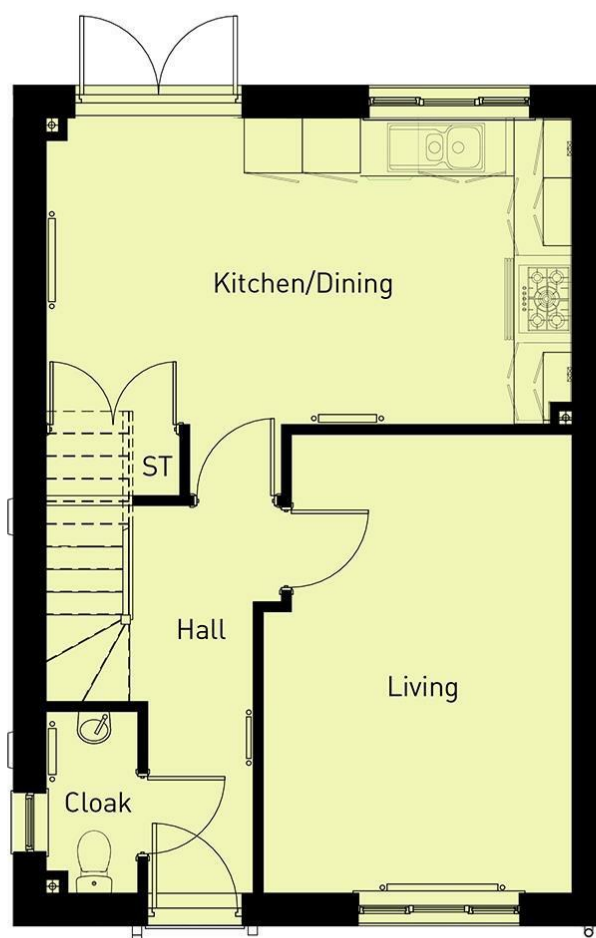
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

## Disclaimer

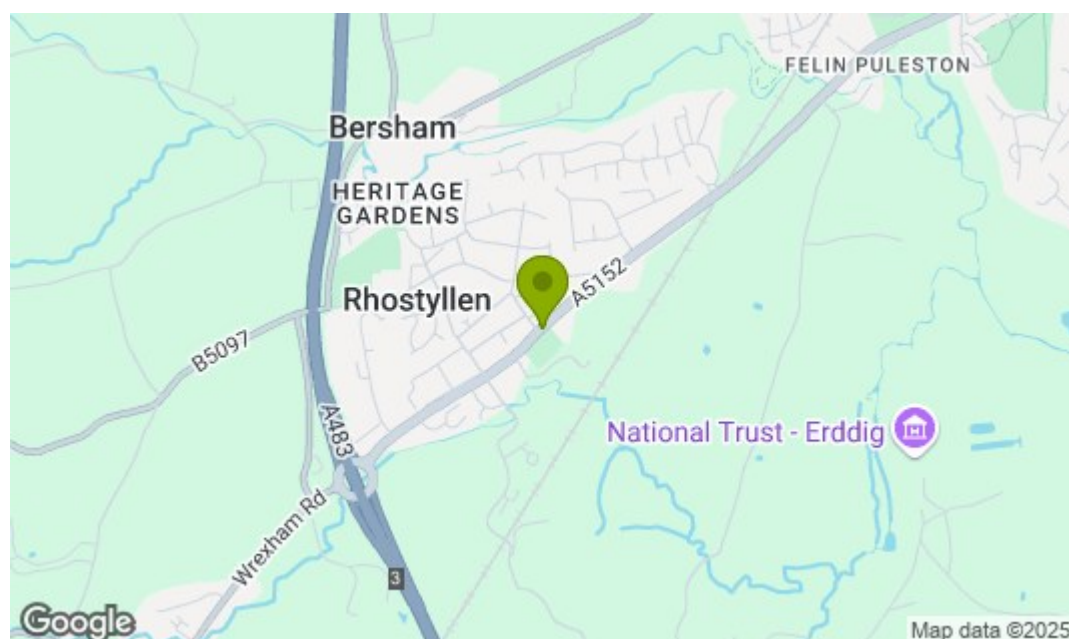
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## Floor Plan



## Area Map



## Energy Efficiency Graph

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