



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

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.

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)

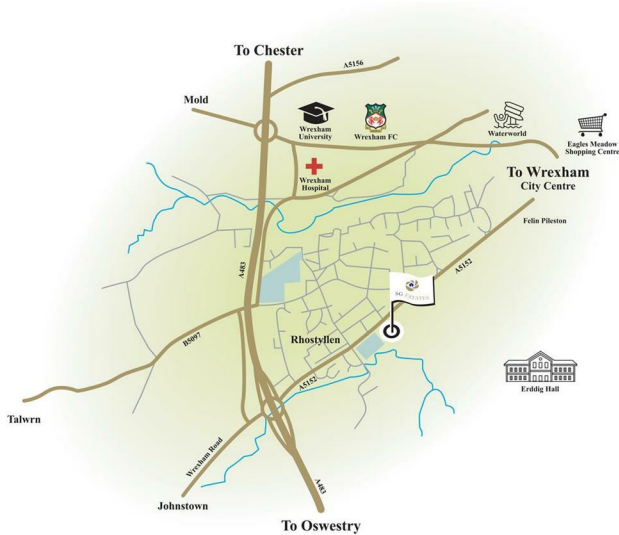


Externally

Private driveway leading to a single garage

Enclosed private garden

Directions



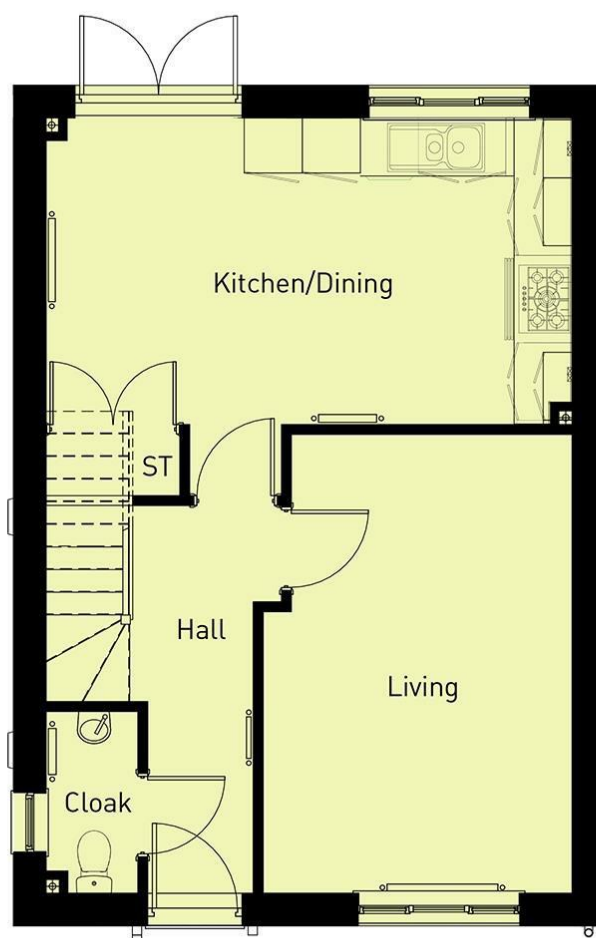
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

Disclaimer

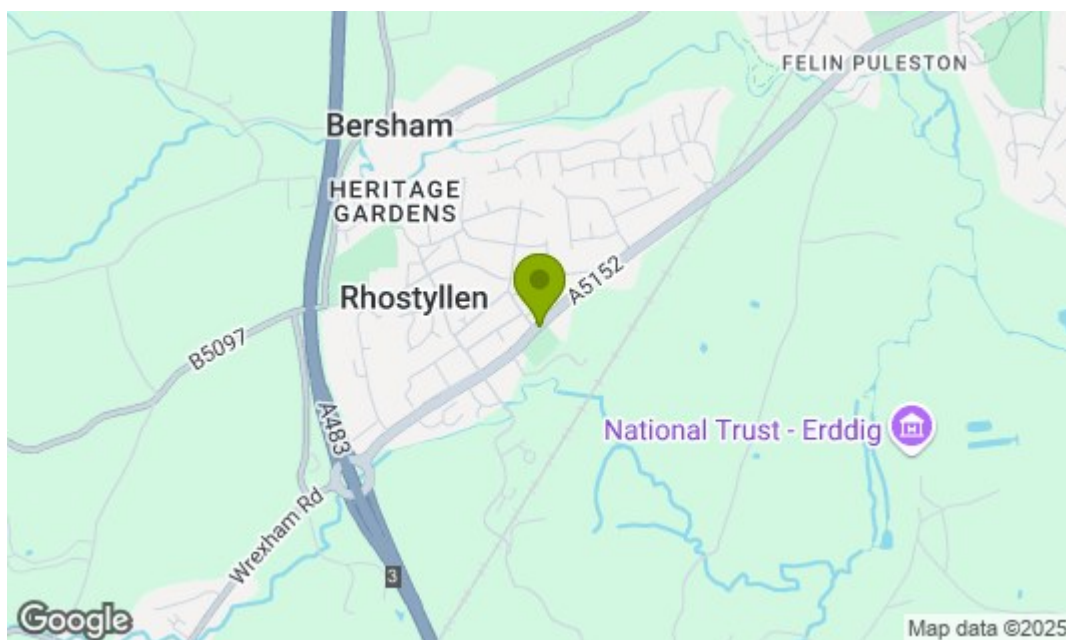
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satisfy themselves before physical inspection as to their availability, or by physical inspection of the property in question or otherwise as to their accuracy or fit for purpose. Materials used may differ from plot to plot, including render and roof tile colours. Please speak to your Sales Executive for further details.

Floor Plan



Area Map



Energy Efficiency Graph

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