



Plot 72 Phase 2 - Manor Gardens, Rhostyllen, LL14 4DN

£390,000

The Richmond 2 - 4 Bedroom Detached Home with a double 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 a double garage.

Plot 72 - (1433 sq.ft)

Manor Gardens - Phase 2

Richmond II



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)

Double Garage

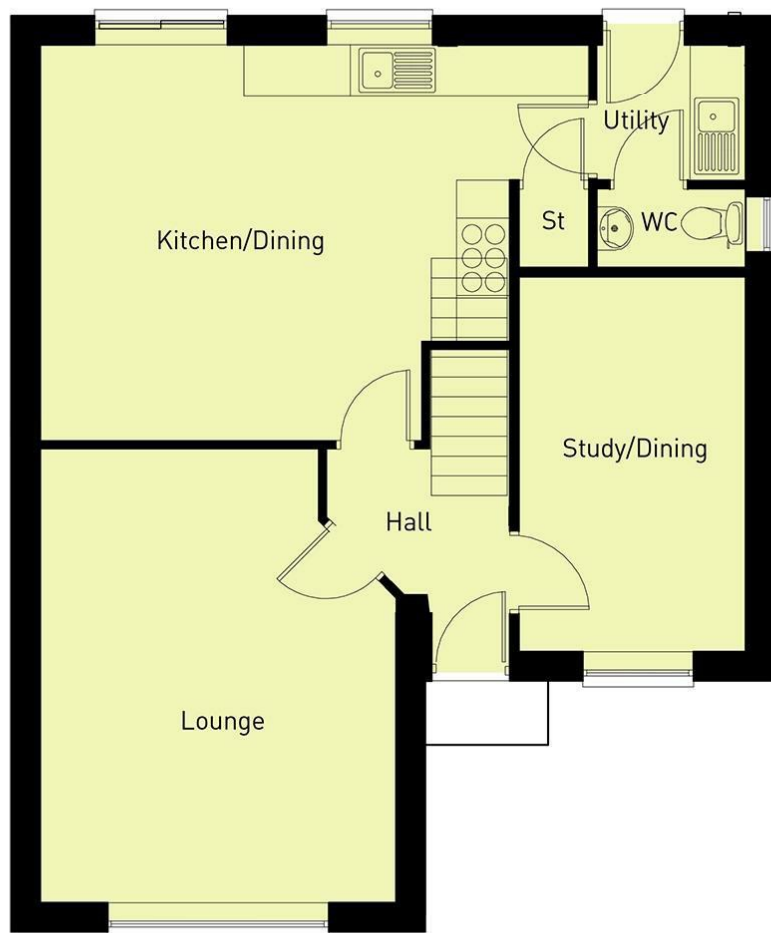
Directions

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.

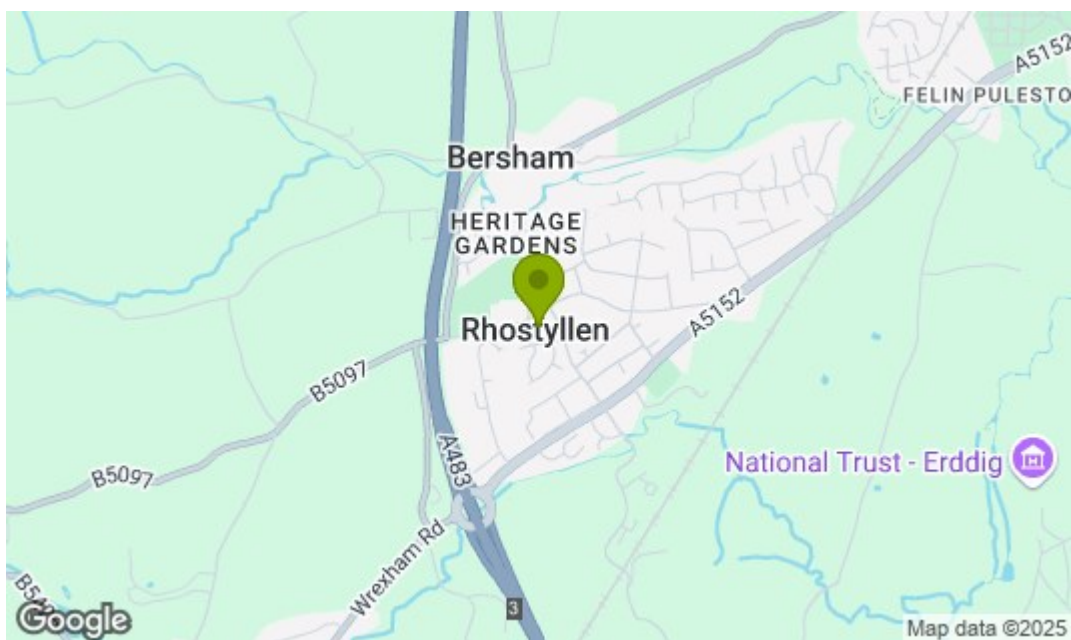
Disclaimer

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 individual specifications prior to making a reservation. SG Estates give notice that the property particulars and related information on this site, whilst believed to be accurate, are set as a general outline for guidance only. Intending purchasers should not rely on them as statements or representations of fact, but must 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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