

The Llanferres Phase 2, Manor Gardens, Rhostyllen, LL14 4DN

Asking Price £325,000

Llanferres – 3 Storey, 4 Bedroom Detached Home with a Single Detached Garage

This impressive three-storey detached home offers versatile living space, perfectly designed for modern family life.

The ground floor features a welcoming hallway with cloakroom, a lounge to the front, and a spacious kitchen/dining room to the rear with access to the garden. On the first floor, you'll find two double bedrooms – one with an en-suite shower room – along with a single bedroom and the family bathroom. The top floor is dedicated to the master suite, complete with its own en-suite shower room and built-in storage.

Outside, the property benefits from a private driveway, single garage and an enclosed rear garden.

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 balance 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 location, ideal for families, professionals and anyone seeking space and tranquillity without losing touch with city life.

Wrexham provides excellent amenities including shopping, dining, leisure facilities, a university, and a wide choice of schools, with bilingual and multi-faith options available.

To support buyers, Manor Gardens also offers exclusive incentives such as:

- Help to Buy Wales with a 5% deposit option
- Up to £10,000 savings for key workers

With its ideal location, carefully designed homes and tailored support schemes, Manor Gardens is more than a development, it's a lifestyle.

Living Room 15'8" x 10'0" (4.80m x 3.07m)



Kitchen/Diner 10'8" x 17'5" (3.27m x 5.31m)

Cloakroom 6'3" x 3'1" (1.92m x 0.96m)

Hallway 15'7" x 3'10" (4.75m x 1.17m)

First Floor

Bedroom 2 11'8" x 11'0" (3.57m x 3.36m)

En-suite 1 4'0" x 8'5" (1.22m x 2.58m)

Bedroom 3 10'6" x 9'3" (3.22m x 2.82m)

Bedroom 4 6'7" x 8'0" (2.01m x 2.45m)

Bathroom 5'6" x 6'2" (1.70m x 1.91m)

Second Floor

Master Bedroom 20'11" x 11'10" (6.39m x 3.61m)

En-suite 2 5'1" x 9'6" (1.57m x 2.91m)

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.

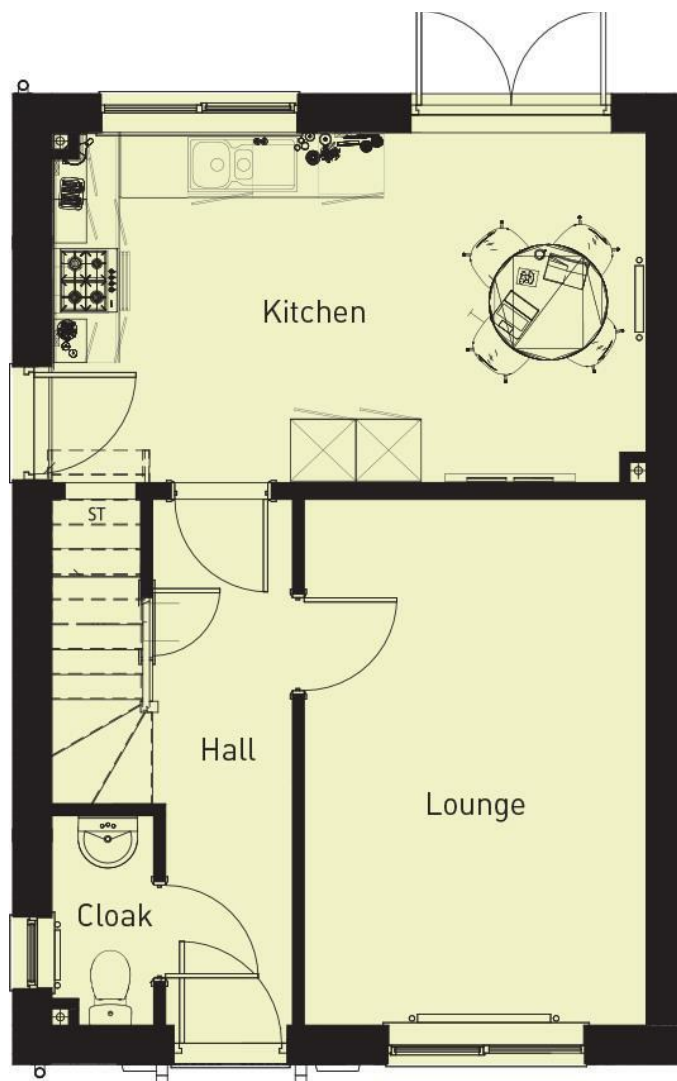
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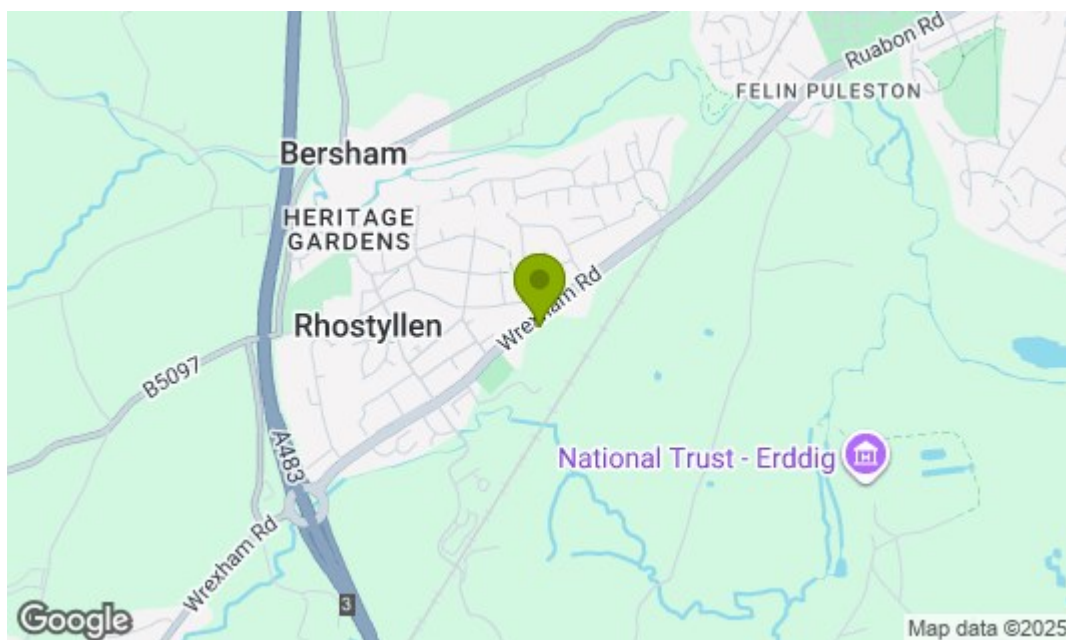
tile colours. Please speak to your Sales Executive for further details.



Floor Plan



Area Map



Energy Efficiency Graph

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