



Plot 118 Phase 2 - Manor Gardens, Wrexham Road, Wrexham, LL14 4DN

£290,000

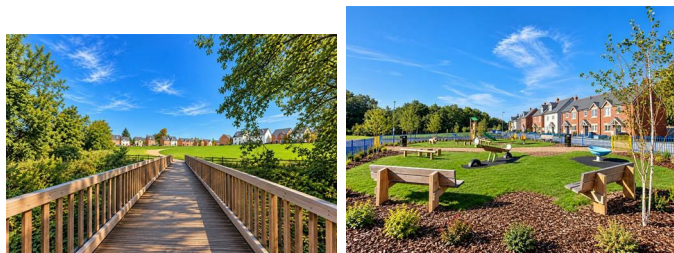
HELP TO BUY WALES SCHEME AVAILABLE - 5% DEPOSIT REQUIRED

Deganwy – 3-Bedroom Detached Home with a driveway.

This modern detached home offers a bright and practical layout, perfect for family living. To the rear, the spacious kitchen/diner features French doors opening onto an enclosed garden, complete with gated access leading to the driveway with ample parking.

The ground floor also includes a welcoming lounge, hallway, and convenient cloakroom. On the first floor, you will find three bedrooms, including a master with en-suite shower room, along with a contemporary family bathroom.

Manor Gardens - Phase 2



Manor Gardens: Where Countryside Living Meets City Life

Looking for a place to call home? Manor Gardens in Rhosyllen 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.

Lounge 14'6" x 14'4" (4.43m x 4.39m)

Kitchen /Breakfast 10'10" x 17'7" (3.32m x 5.36m)



Cloakroom 6'4" x 3'0" (1.94m x 0.93m)



First Floor

Bedroom 1 11'5" x 11'2" (3.49m x 3.41m)



En-suite 4'1" x 8'5" (1.25m x 2.57m)



Bedroom 2 9'7" x 9'4" (2.93m x 2.87m)

Bedroom 3 7'5" x 7'10" (2.27m x 2.41m)

Bathroom 6'5" x 6'1" (1.98m x 1.87m)



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.

Externals

Driveway for up to 3 cars. Private enclosed garden

Directions

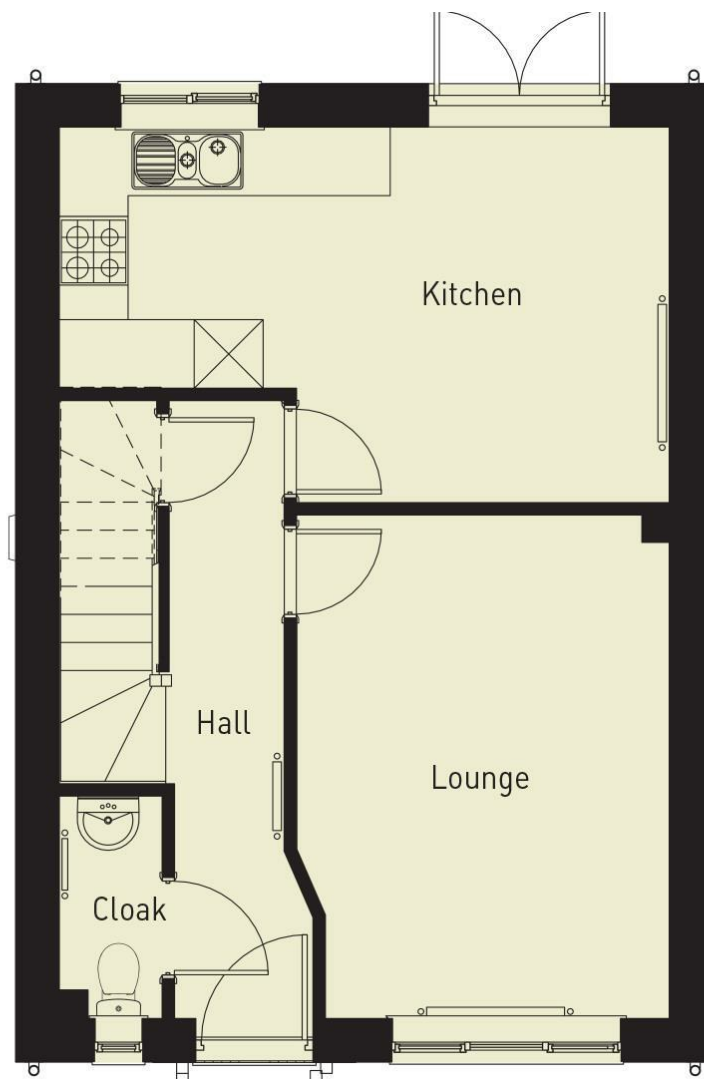
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

Disclaimer

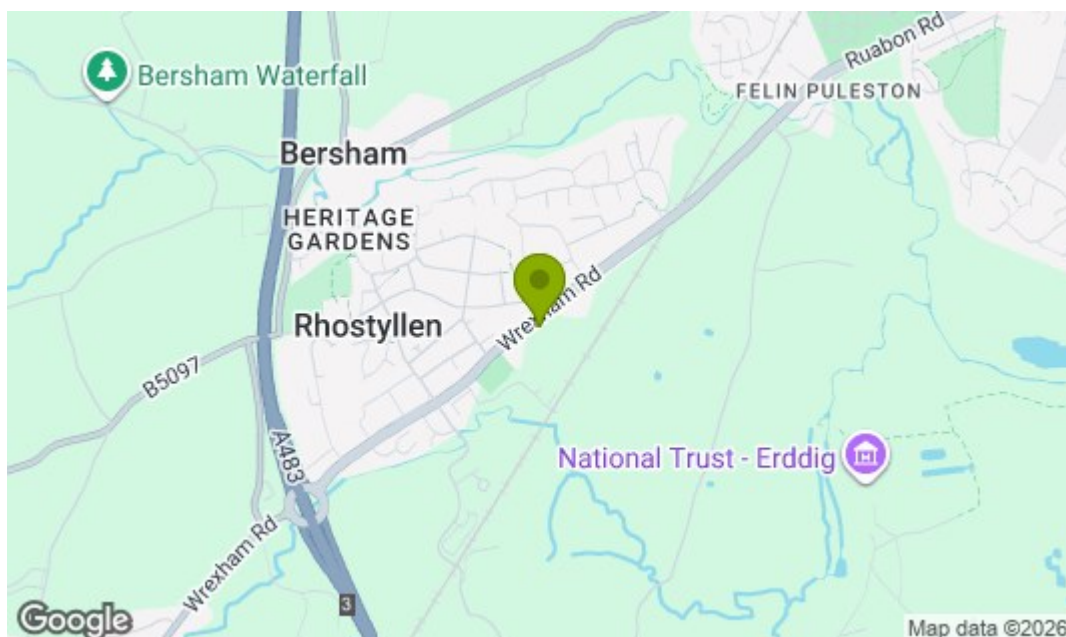
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Floor Plan



Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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