



## The Kinmel Phase 2 - Manor Gardens, Wrexham Road, Wrexham, LL14

### Asking Price £240,000

The Kinmel – 3-Bedroom Semi-Detached with a Private Driveway

A thoughtfully designed three-bedroom home, the Kinmel offers a bright and welcoming lounge which sits at the front of the house and a contemporary kitchen/dining room to the rear, with French doors leading to a fully enclosed garden – perfect for entertaining. A handy cloakroom adds everyday convenience.

On the first floor, you'll find three bedrooms, including a master with built-in storage, and a modern family bathroom with both bath and separate shower. A private driveway provides parking for two cars.

## 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.

### Kinmel

**Hallway 11'10" x 3'7" (3.62m x 1.10m)**

**Kitchen/dining Room 10'6" x 15'10" (3.22m x 4.84m)**



**Lounge 13'9" x 8'10" (4.20m x 2.70m)**



**Cloakroom 6'3" x 2'11" (1.91m x 0.91m)**

**Landing**

**Bathroom 5'10" x 9'8" (1.80m x 2.95m)**

**Bedroom 1 10'3" x 12'11" (3.14m x 3.96m )**

**Bedroom 2 9'7" x 9'8" (2.93m x 2.95m)**

**Bedroom 3 5'10" x 7'6" (1.78m x 2.31m)**

**Externals**

Private rear garden and driveway for 2 cars

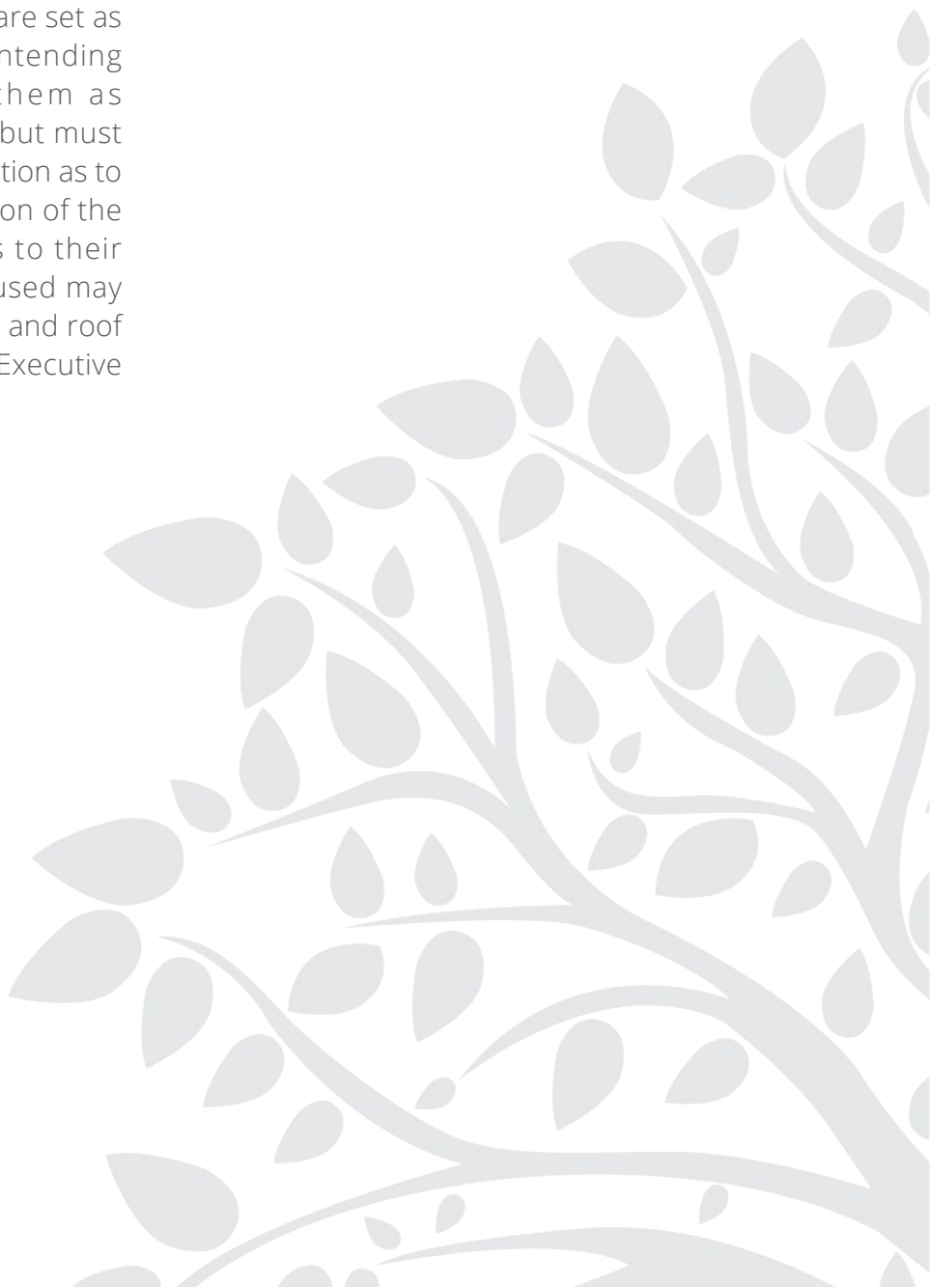
**Directions**

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.

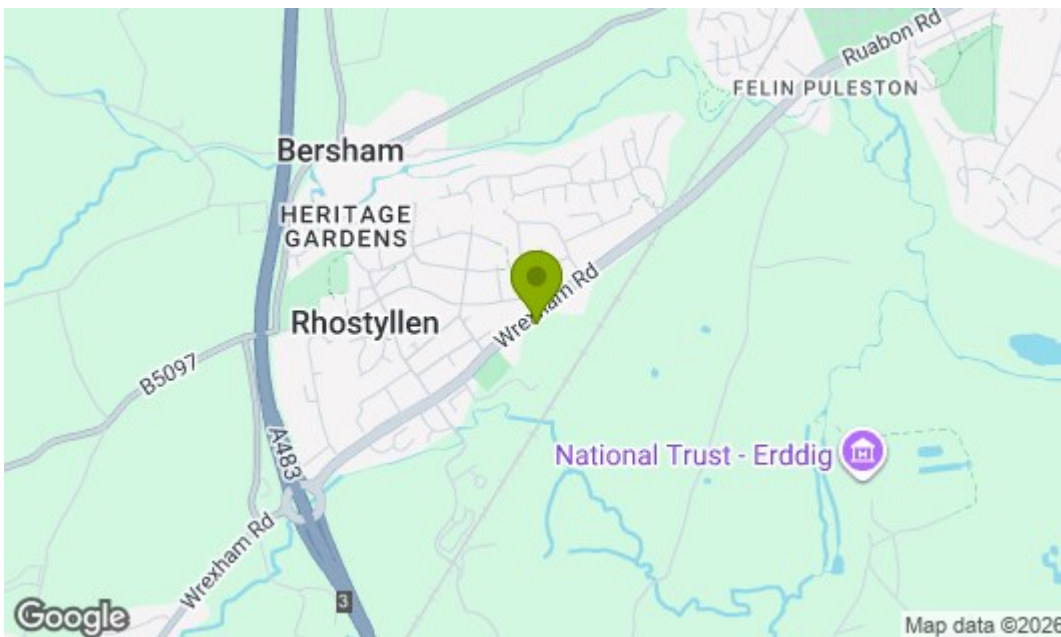
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## Floor Plan

## Area Map



## Energy Efficiency Graph

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