



The Bodfari Phase 2 - Manor Gardens, Rhostyllen, LL14 4DN

£315,000

HELP TO BUY WALES

3-Bedroom Detached Home with Private Driveway and Garden

The Bodfari is an elegant three-bedroom detached home, offering a blend of traditional charm and modern comfort.

The ground floor features a spacious dual-aspect lounge, a convenient cloakroom, and a beautifully designed open-plan kitchen and dining area. French doors lead out to the enclosed rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the generous master bedroom benefits from its own en-suite shower room. Two further bedrooms and a contemporary family bathroom complete the first floor.

A private driveway provides off-road parking and leads to the rear garden — perfect for families or those looking for a peaceful retreat.

Phase 2 - Plot 60

Bodfari

The Bodfari - 3 Bedroom Detached Home (954 sq.ft)

3 Bedroom Detached Home with a private driveway and garden

The Bodfari is an impressive three-bedroom home that boasts an attractive dual aspect design, offering a traditional appearance. The ground floor includes a spacious lounge, a cloakroom and an open-plan kitchen/dining room with French doors leading to the garden.

On the first floor there is a generous master bedroom with en-suite facilities; two further bedrooms and a family bathroom. A private driveway leads off to an enclosed rear garden.

Phase 2 - Plot 60

Manor Gardens - Phase 2

Manor Gardens is situated in a delightful countryside setting on the edge of Erddig National Trust Parkland in the village of Rhostyllen.

Rhostyllen is a thriving village in the community of Esclusham, just South of Wrexham. It features a renowned quaint church named Holy Trinity, a number of popular public houses and a village hall with recreational areas suitable for all ages.

Erddig National Trust Parkland centres around Erddig Hall, a Grade-I listed house just minutes away from the development. Standing 2 miles (3.2 km) south of Wrexham city centre, Erddig Hall was built during the 17th and 18th centuries on a 1,900 acre estate, which includes a 1,200-acre landscaped pleasure park and the earthworks of a Norman motte-and-bailey castle. A footpath from Manor Gardens will pass through open fields and ancient woodlands onto land adjoining the Erddig estate.

The nearby city of Wrexham has lots to offer with its rich history and culture, with shops, leisure facilities and restaurants to suit all tastes. The area also encompasses a university and a wide choice of schools including a multi-faith school teaching in both English and Welsh languages.

Located on the edge of picturesque countryside yet only minutes away from all the local amenities, Manor Gardens is an amazing location that will meet the needs of today's aspiring purchaser.

Hallway 6'0" x 13'1" (1.83 x 4.00)

Lounge 9'10" x 19'1" (3.01m x 5.83m)

Kitchen/Dining Room 19'1" x 10'0" (5.83m x 3.06m)



Cloakroom 4'3" x 6'0" (1.30m x 1.83m)

Landing

Bathroom 8'7" x 5'6" (2.63m x 1.70m)

Bedroom 1 13'5" x 9'10" (4.11m x 3.01m)

En-suite 3'11" x 9'10" (1.20m x 3.01m)

Bedroom 2 9'10" x 8'5" (3.00m x 2.59m)

Bedroom 3 9'10" x 8'10" (3.00m x 2.71m)

Externally

Private driveway, and gardens.

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

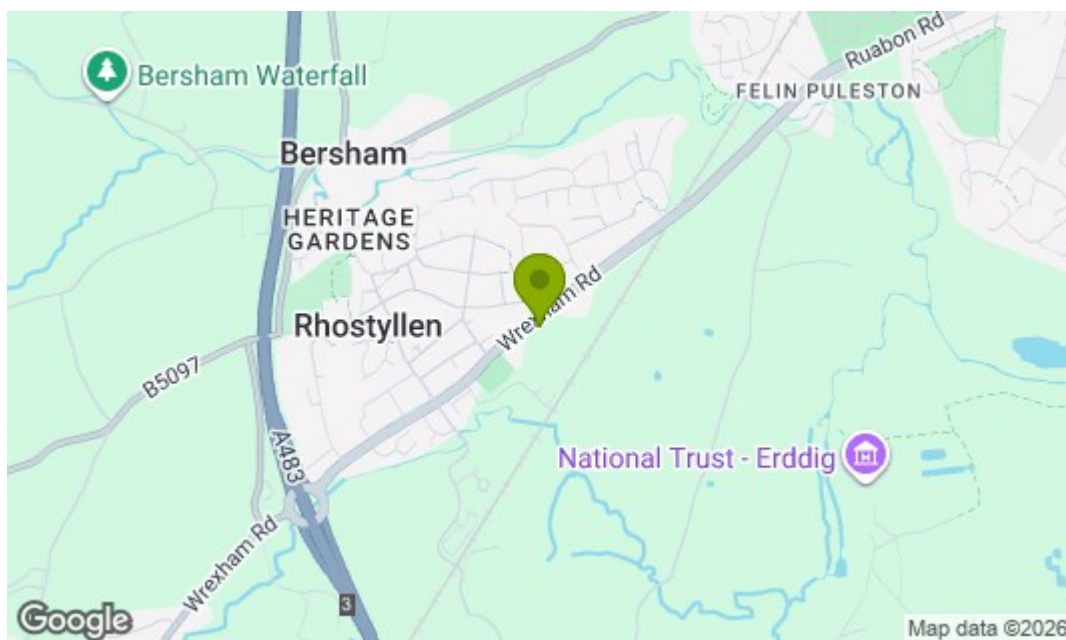
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Floor Plan

Area Map



Energy Efficiency Graph

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