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The Deganwy Phase 2 - Manor Gardens, Wrexham Road, Wrexham,

Asking Price £275,000

***TURN KEY PROPERTY ***

Integrated appliances and all flooring INCLUDED!

Deganwy – 3-Bedroom Semi-Detached Home with a private driveway

This modern semi-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

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)

Externals

Private driveway and ernclosed rear garden.

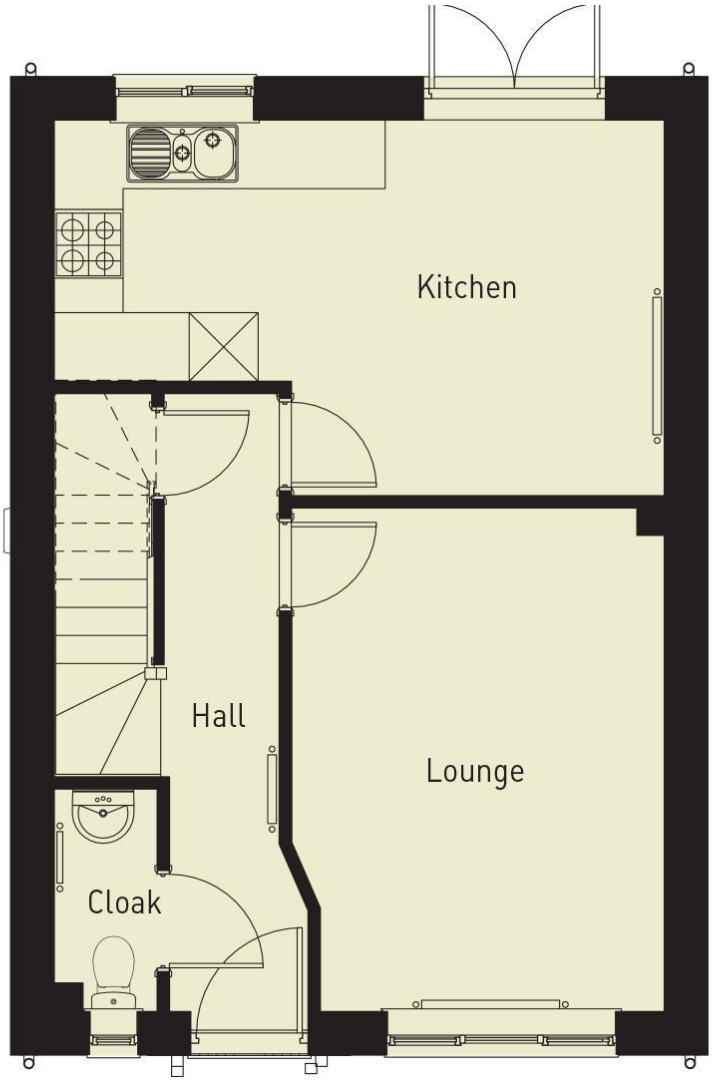
Directions

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.

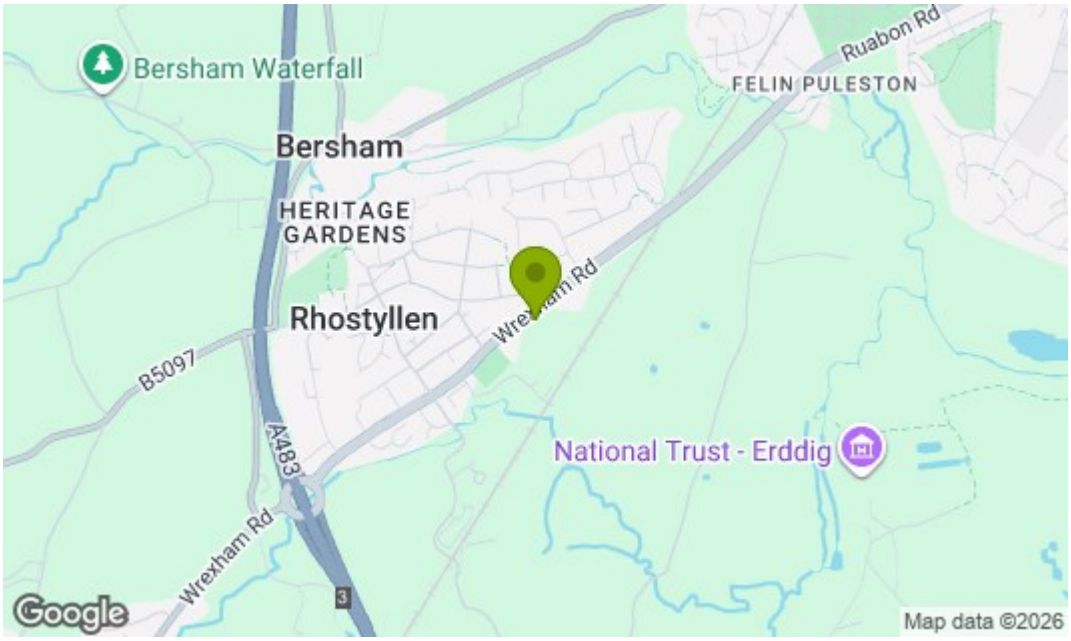
Disclaimer

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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