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Plot 81 Phase 2 - Manor Gardens, Rhostyllen, LL14 4DN

Asking Price £410,000

Gresford 2 – 4-Bedroom Detached Home with a Single Detached Garage.

Experience the perfect blend of elegance and modern living with the Gresford 2, a four-bedroom detached family home crafted to the highest standards. Two luxurious en-suite bedrooms and two bright, inviting reception rooms with bay windows set the tone for sophisticated living.

The stylish kitchen and dining area, complete with a pantry, utility, and French doors leading to a private patio, is ideal for entertaining or relaxed family meals. On the first floor there are four spacious bedrooms and a contemporary family bathroom.

Outside, the enclosed garden offers a retreat, while a private driveway leads to a detached garage, combining practicality with refined design. The Gresford 2 isn't just a home—it's a lifestyle, where elegance, comfort, and functionality come together seamlessly.

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.

Hallway 17'2" x 6'7" (5.24m x 2.02m)

Lounge 23'0" x 11'1" (7.03m x 3.38m)

Kitchen 13'10" x 18'6" (4.23m x 5.64m)

Dining Room 16'4" x 11'2" (4.98m x 3.41m)

Utility Room 6'3" x 7'3" (1.93m x 2.21m)

Cloakroom 5'8" x 3'0" (1.75m x 0.92m)

First Floor

Bedroom 1 14'9" x 11'3" (4.50m x 3.43m)

En-suite 1 5'9" x 7'2" (1.76m x 2.20m)

Bedroom 2 11'1" x 11'6" (3.40m x 3.52m)

En-suite 2 7'5" x 6'9" (2.27m x 2.07m)

Bedroom 3 13'0" x 11'4" (3.97m x 3.46m)

Bedroom 4 9'5" x 11'6" (2.89m x 3.52m)

Bathroom 10'4" x 7'0" (3.15m x 2.15m)

Externals

Private garden to the front and rear of the property. Single detached garage

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.

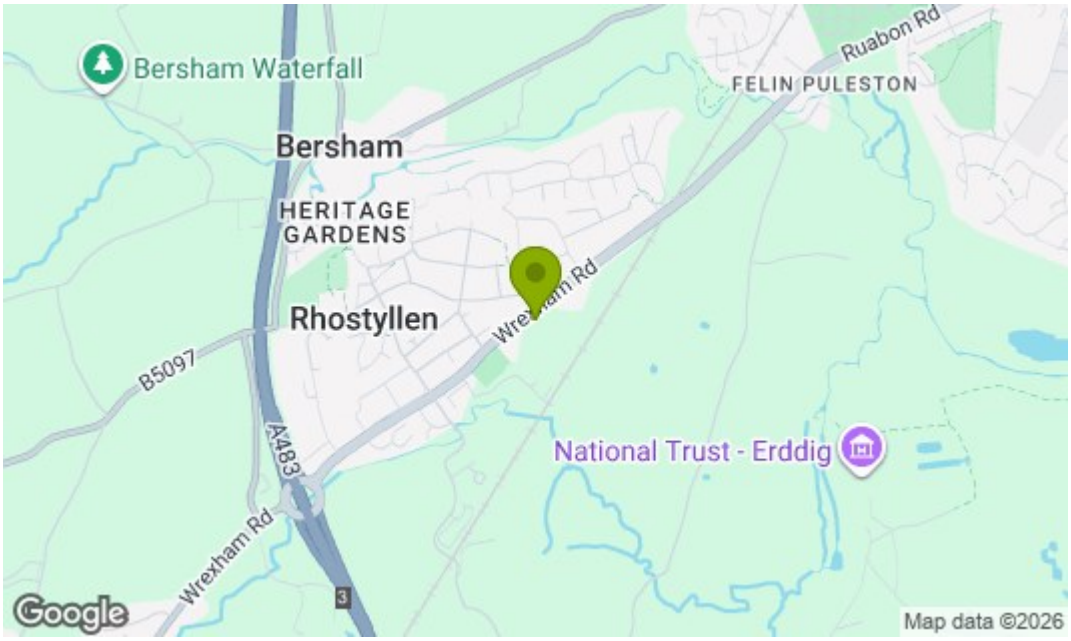
Disclaimer

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. S G 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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Unit 1 Rhosddu Industrial Estate, Old Rhosrobin, Rhosrobin, Wrexham, LL11 4YL
Tel: 01978 263169 Email: sales@sgestates.co.uk
www.olivegroveuk.co.uk

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