



## 25 Manor Gardens, Wrexham, LL14 4FL

**O.I.R.O £380,000**

A spacious detached 4 bedroom almost new home on the popular, award winning Manor Gardens development in Rhostyllen.

The ground floor features an entrance hallway, cloakroom and generous open plan lounge/kitchen/dining utility room, with French doors leading to the rear garden.

On the first floor the guest bedroom is complete with En-suite facilities, two further bedrooms and a family bathroom.

On the second floor, the principle suite boasts an En-suite shower room and fitted wardrobe.

This property comes with ample parking leading to a detached garage.

Situated in a desirable location, this property is not only a beautiful home but also a fantastic investment for the future. With its modern amenities and spacious design, it is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property in Rhostyllen. Call Olivegrove on 01978 750234 to arrange a viewing.

## Entrance Hallway



Wood effect flooring, Radiator, Light fitting, Stairs rising and doors off to:

## Cloakroom 3'3" x 6'5" (1.00 x 1.97m)



UPVC double glazed window to side elevation. Closed coupled WC and Pedestal basin, Radiator and light fitting.

## Open Plan Living / Dining / Kitchen 18'6" x 16'3" max (5.64 x 4.97m max)



Wood effect flooring throughout

## Living Area 16'3" x 10'9" (4.97 x 3.29m )



UPVC double glazed window to front elevation, Media wall with electric fire, built in bookcase and cupboard, Radiator & Light Fittings

## Kitchen Diner 18'6" x 11'1" (5.64 x 3.38m)



UPVC double glazed window and French doors to rear elevation. A range of base wall and drawer units with complimentary worktop over. Inset

stainless steel 1 1/2 bowl sink, Integrated Fridge / Freezer, Dishwasher, Electric double oven, 5 burner gas hob with extractor over. Utility cupboard with space and plumbing for washing machine and tumble dryer.

### Stairs / Landing

Carpet to floor, UPVC double glazed window to side elevation, airing cupboard and doors off to:

### Bedroom 2 12'2" x 12'4" (3.72 x 3.78m)



Carpet to floor, UPVC double glazed window to front elevation, Radiator & light fitting. Door to:

### Ensuite 2 6'2" x 3'11" (1.88 x 1.20m)



Tiled floor and part tiled walls, Shower enclosure with thermostatic shower, pedestal basin and close coupled WC. Radiator, shaver point, extractor and light fitting

### Bedroom 3 10'5" x 7'3" (3.18 x 2.23m)



Carpet to floor, UPVC double glazed window to rear elevation, Radiator & light fitting.

### Bedroom 4 7'8" x 7'4" (2.36 x 2.24m)



Carpet to floor, UPVC double glazed window to rear elevation, Radiator & light fitting.

### Family Bathroom 6'10" x 7'3" (2.10 x 2.22m)



Tiled floor and part tiled walls, UPVC double glazed window to side elevation. Panelled bath, pedestal basin and close coupled WC. Heated towel rail, shaver point, extractor and light fitting.

### Study 7'3" x 3'11" (2.22 x 1.21m)



Carpet to floor, UPVC double glazed window to front elevation, Radiator & light fitting.

### Stairs / Landing

Carpet to floor, UPVC double glazed window to side elevation and door off to:

### Principal Bedroom Suite 12'5" x 18'7" (3.79 x 5.68m)



Carpet to floor, UPVC double glazed window to front & side elevations and roof lights to rear, Built in wardrobe, Radiator & light fittings. Door to:

### Ensuite 1 8'1" x 7'2" (2.47 x 2.20m)



Tiled floor and part tiled walls, Roof light to rear. Shower enclosure with thermostatic shower, pedestal basin and close coupled WC. Radiator, shaver point, extractor and light fitting

### Externally

#### Front

Planted borders with pathway leading to the house and driveway leading to a single garage.

#### Rear



Enclosed landscaped garden with patio, gravelled,

planted and astro-turfed areas, bounded by fencing.

### **Garage**

Up and over door, Power and Light.



## Floor Plan

# The Derwen

### 4 Bedroom 3 Storey Detached Home with an additional study, single garage, and garden

The four-bedroom detached Derwen home is perfect for families looking to live in comfort and style. This attractive property features an entrance hall leading to the generous lounge, an impressive open plan kitchen/dining/family area, incorporating a useful utility cupboard.

The first floor comprises of a family bathroom, 3 bedrooms and a separate study/home office. Bedroom two has the luxury of en-suite facilities.

On the second floor, the master suite boasts a spacious en-suite shower room.



#### Room Sizes 1399 sqft

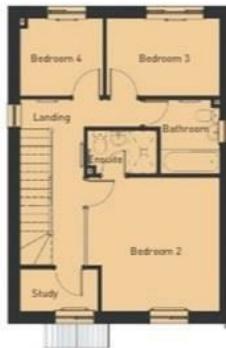
GROUND FLOOR	imperial	metric
Living Room	10'9" x 16'3"	3.29m x 4.97m
Kitchen/Diner	18'6" x 11'1"	5.64m x 3.38m
Cloaks	3'3" x 6'5"	1.00m x 1.97m
Hall	4'4" x 13'9"	1.32m x 4.19m

FIRST FLOOR	imperial	metric
Bedroom Two	12'2" x 12'4"	3.72m x 3.78m
Ensuite	6'2" x 3'11"	1.88m x 1.20m
Bedroom Three	10'5" x 7'3"	3.18m x 2.23m
Bedroom Four	7'8" x 7'4"	2.36m x 2.24m
Bathroom	6'10" x 7'3"	2.10m x 2.22m
Study	7'3" x 3'11"	2.22m x 1.21m

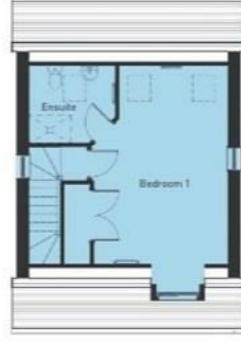
SECOND FLOOR	imperial	metric
Bedroom One	12'5" x 18'7"	3.79m x 5.68m
Ensuite	8'1" x 7'2"	2.47m x 2.20m



GROUND FLOOR

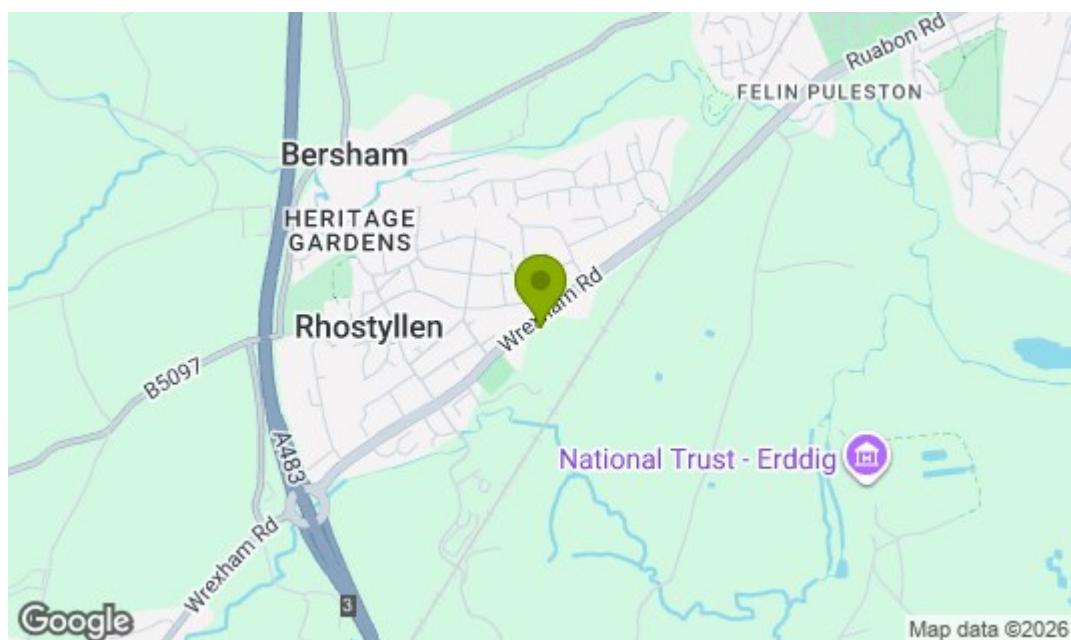


FIRST FLOOR

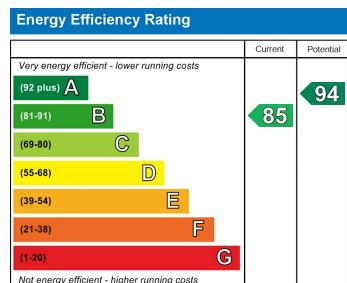


SECOND FLOOR

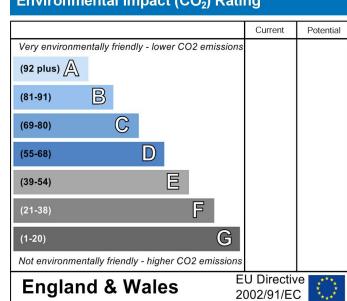
## Area Map



## Energy Efficiency Graph



England & Wales EU Directive 2002/91/EC



England & Wales EU Directive 2002/91/EC

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