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residential sales & lettings

The Derwen Manor Gardens, Rhostyllen, LL14 4DN

£380,000

** MOVE IN FOR CHRISTMAS - VIEWS OVER ERDDIG TRUSTLAND**

The Derwen a four-bedroom detached home is perfect for families looking to live in comfort and style.

This attractive property features an entrance hall leading to the generous lounge, positioned at the front of the house and the impressive open plan kitchen/dining utility room at the rear of the property, 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 master suite boasts an en-suite shower room and fitted wardrobe.

This property comes with ample parking leading to a detached garage and a large rear garden.

Manor Gardens - Phase 2

Manor Gardens – An exciting development of 223 two-to-five-bedroom homes designed to appeal to today's aspiring purchaser.

Manor Gardens: Where Countryside Living Meets City Life

Looking for a place to call home? Manor Gardens in Rhostyllen offers the perfect blend 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 setting, ideal for families, professionals, and anyone seeking space and serenity without losing touch with city life.

Wrexham offers excellent amenities—shopping, dining, leisure facilities, a university, and a range of schools, including bilingual and multi-faith options.

Manor Gardens also supports buyers with exclusive incentives:

5% deposit through Help to Buy Wales

Up to £10,000 savings for key workers

With its ideal location, thoughtful design, and buyer support schemes, Manor Gardens is more than a development—it's a lifestyle.

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.

Lounge 16'4" x11'5" (4.99 x3.49)

Kitchen/Breakfast room 19'7" x 10'9" (5.97 x 3.28)

Hallway 14'5" x 3'5" (4.40 x 1.05)

Utility Cupboard

Cloakroom 6'6"x 3'5" (1.99x 1.05)

Bedroom 2 12'7" x 12'7" (3.85 x 3.86)

En-suite 4'1" x 6'7" (1.27 x 2.01)

Bedroom 3 10'9" x 7'1" (3.30 x 2.18)

Bedroom 4 7'10" x7'1" (2.39 x2.18)

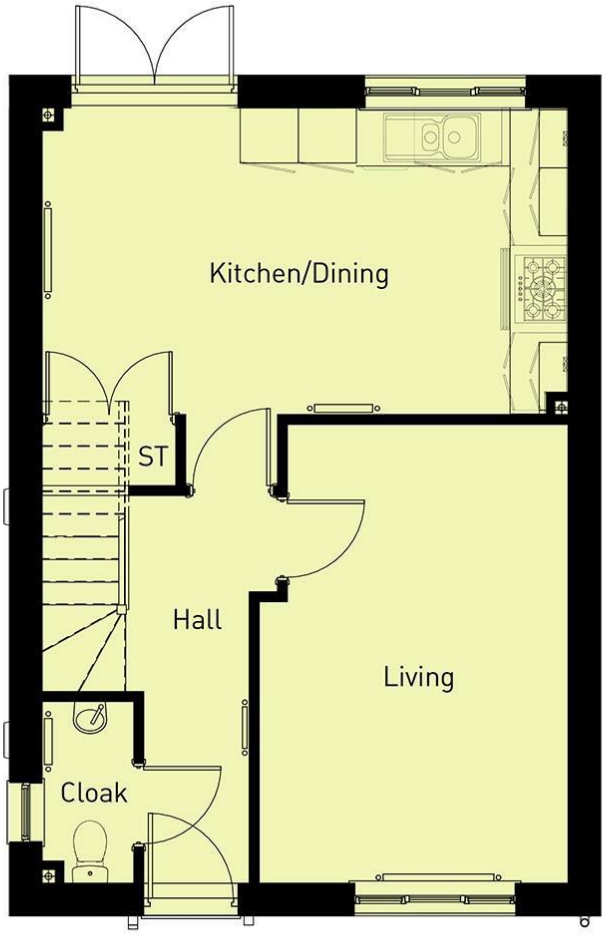
Study/Home Office 7'4" x4'0" (2.24 x1.23)

Family Bathroom 5'9" x 6'11" (1.76 x 2.13)

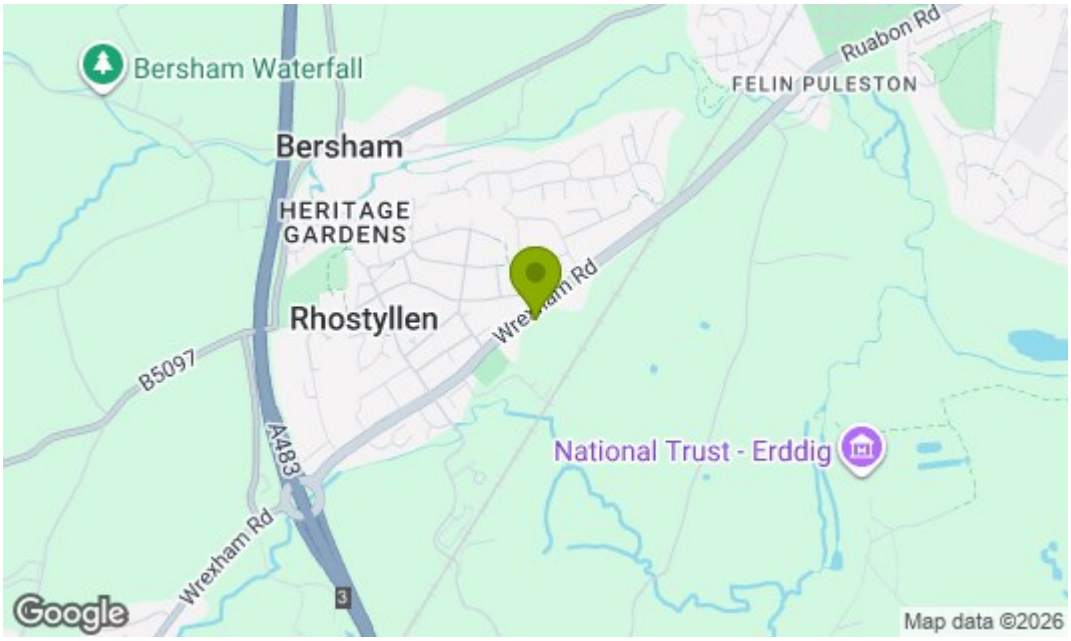
Master bedroom 18'8"x 12'10" (5.69x 3.92)

En-suite 7'3" x 8'2" (2.22 x 2.50)

Floor Plan



Area Map



Energy Efficiency Graph

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