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# The Tenby Phase 2, Manor Gardens, Rhostyllen, LL14 4DN

## Asking Price £285,000

**HELP TO BUY WALES SCHEME AVAILABLE - 5% DEPOSIT REQUIRED**

Tenby – 3-Storey, 3 Double Bedroom Semi-Detached Home with a Private Driveway

Spread across three floors, the Tenby combines smart design with stylish features. The ground floor includes a welcoming hallway, cloakroom, lounge to the front, and a modern kitchen/dining room to the rear with French doors opening to the garden – perfect for relaxed meals or entertaining.

On the first floor, you'll find two generous double bedrooms, one with built-in storage, along with a contemporary family bathroom. The top floor is reserved for a stunning master suite, complete with en-suite shower room and Velux roof lights that bring in plenty of natural light. Outside, a private driveway provides off-road parking, and the enclosed rear garden offers a safe, private outdoor space

Designed with modern life in mind, it's a great choice for families or anyone looking for a home that balances comfort with practicality.

## 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 10'2" x 3'8" (3.12m x 1.13m)**

**Lounge 13'5" x 9'7" (4.10m x 2.94m)**

**Kitchen/Dining Room 8'11" x 16'2" (2.72m x 4.95m)**

**Cloakroom 5'6" x 3'8" (1.69m x 1.13m)**

**First Floor**

**Bedroom Two 12'5" x 12'2" (3.79m x 3.71m)**

**Bedroom Three 11'10" x 9'5" (3.63m x 2.89m)**

**Bathroom 8'4" x 6'6" (2.56m x 2.00m)**

**Second Floor**

**Master Bedroom 10'2" x 16'4" (3.12m x 5.00m)**

**Ensuite 669'3" x 9'11" (204m x 3.03m)**

**Externally**

Double driveway for 2 cars. Private enclosed garden.

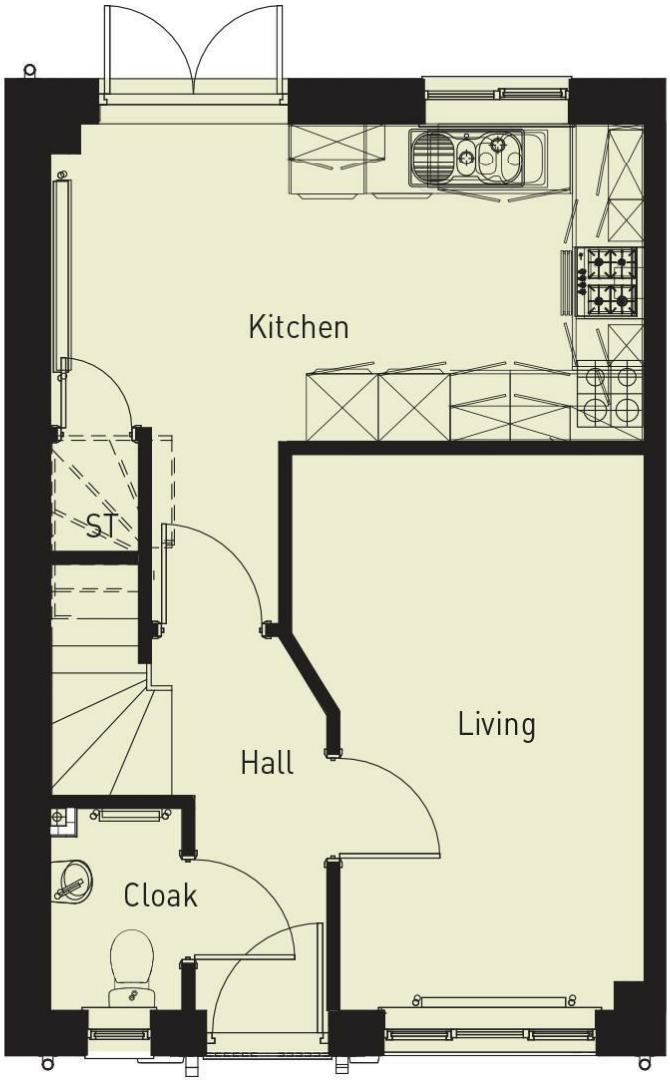
**Directions**

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.

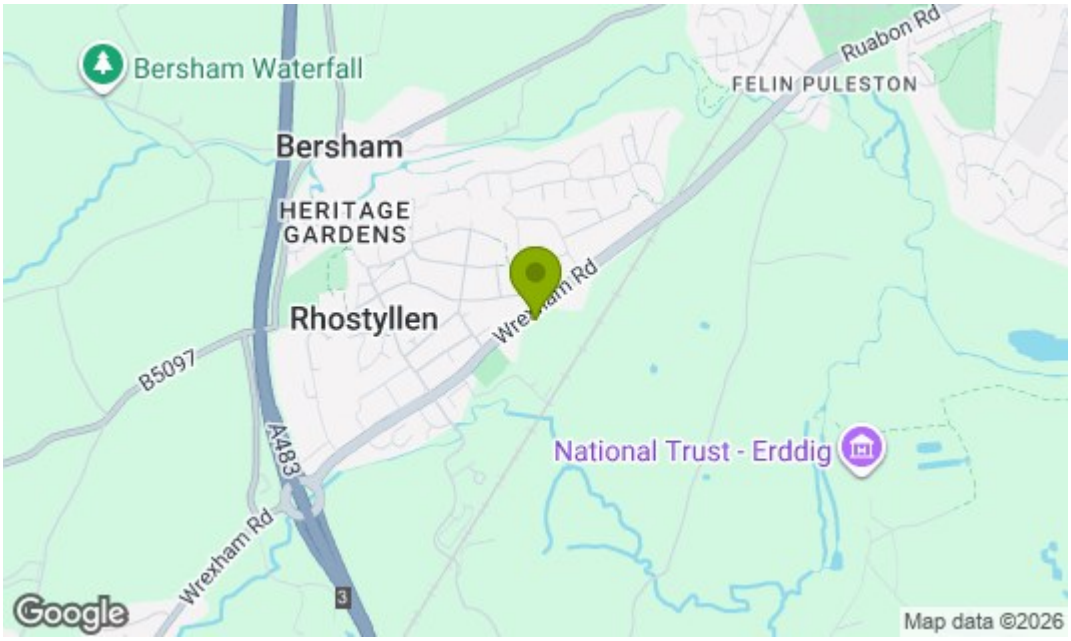
**DISCLAIMER**

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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