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residential sales & lettings

Plot 107 Phase 2 - Manor Gardens, Wrexham Road, Wrexham, LL14 4DN

Asking Price £225,000

HELP TO BUY WALES SCHEME AVAILABLE - 5% deposit required

The Henllan – Modern 2-Bedroom Terraced Home with 2 x Parking Spaces

A stylish, well-planned layout, with a contemporary kitchen to the front and a bright lounge to the rear, featuring French doors opening onto the enclosed garden with paved patio and gated access to two allocated parking spaces.

On the first floor, there are two well-proportioned double bedrooms and a modern family bathroom, while a handy downstairs cloakroom adds extra everyday convenience.

A wonderful first-time home or downsizing option, it's the perfect mix of comfort and 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 9'0" x 3'7" (2.76m x 1.11m)

Cloakroom 5'10" x 3'8" (1.79m x 1.12m)

Kitchen 11'7" x 7'3" (3.55m x 2.22m)

Living Room 13'9" x 15'1" (4.20m x 4.61m)

Landing 6'11" x 5'8" (2.12m x 1.75m)

Bedroom 1 14'0" x 14'11" (4.29m x 4.56m)

Bedroom 2 11'4" x 7'10" (3.46m x 2.41m)

Bathroom 6'3" x 6'11" (1.93m x 2.12m)

External

The property has a private garden and 2 allocated parking spaces

Directions

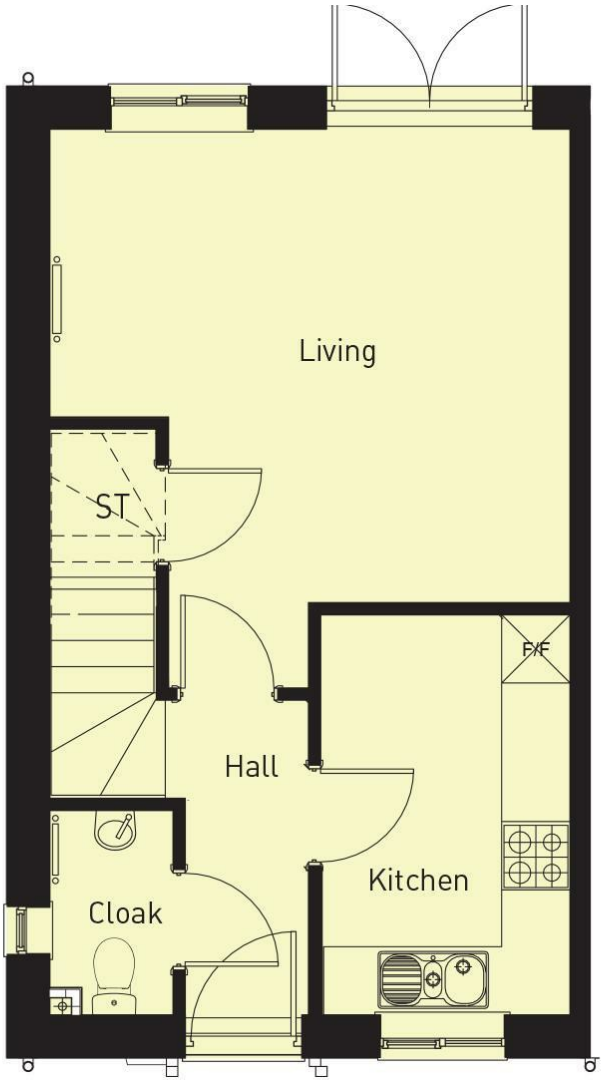
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor

Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

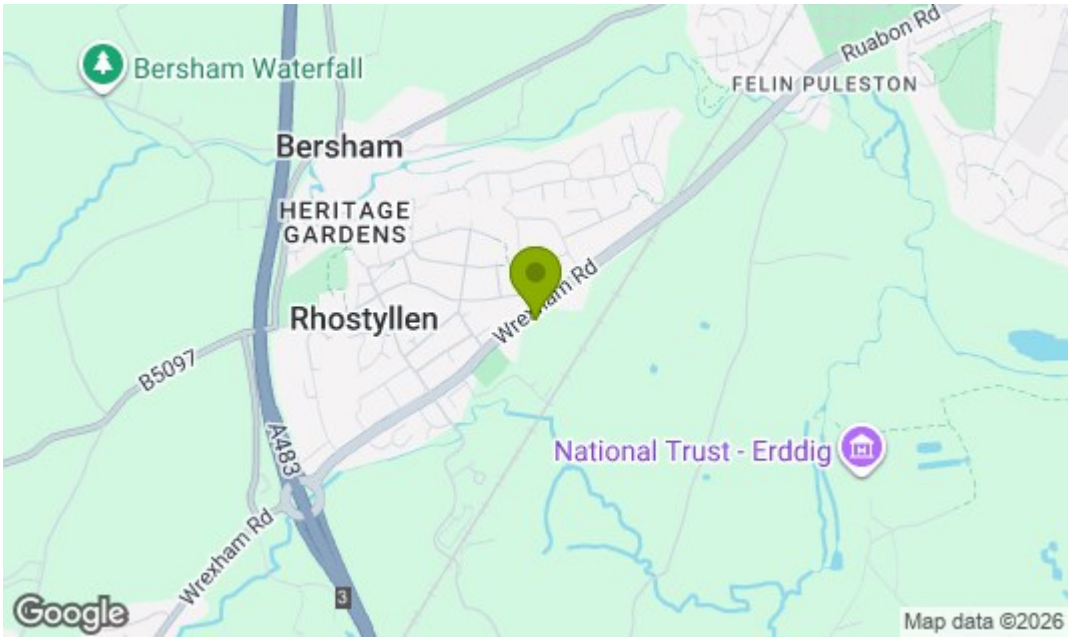
Disclaimer

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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