olivegrove
residential sales & lettings

## Plot 145 Wrexham Road, Wrexham, LL14 4DN

## £245,000

The Kimnel – 3-Bedroom Semi-Detached with a Private Driveway

A thoughtfully designed three-bedroom home, the Kimnel offers a bright and welcoming lounge which sits at the front of the house and a contemporary kitchen/dining room to the rear, with French doors leading to a fully enclosed garden – perfect for entertaining. A handy cloakroom adds everyday convenience.

On the first floor, you'll find three bedrooms, including a master with built-in storage, and a modern family bathroom with both bath and separate shower. A private driveway provides parking for two cars.

## 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.

### Kinmel

### Hallway 11'10" x 3'7" (3.62m x 1.10m)

### Kitchen/dining Room 10'6" x 15'10" (3.22m x 4.84m)

### Lounge 13'9" x 8'10" (4.20m x 2.70m)

### Cloakroom 6'3" x 2'11" (1.91m x 0.91m)

### Landing

### Bathroom 5'10" x 9'8" (1.80m x 2.95m)

### Bedroom 1 10'3" x 12'11" (3.14m x 3.96m )

### Bedroom 2 9'7" × 9'8" (2.93m × 2.95m)

### Bedroom 3 5'10" x 7'6" (1.78m x 2.31m)

### Externals

Private rear garden and driveway for 2 cars

### 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.

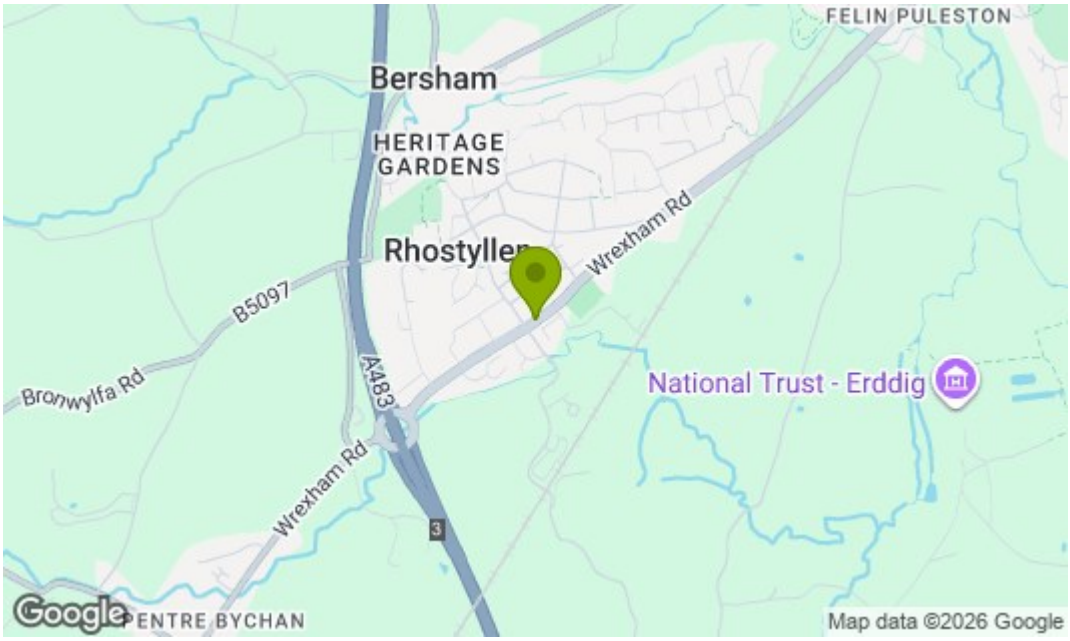
### Disclaimer

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

olivegrove
residential sales & lettings