

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

### Asking Price £285,000

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)**

**En-suite 6'8" x 9'11" (2.04m x 3.03m)**

### Externally

Driveway for 3 cars. Private enclosed garden.

### Directions

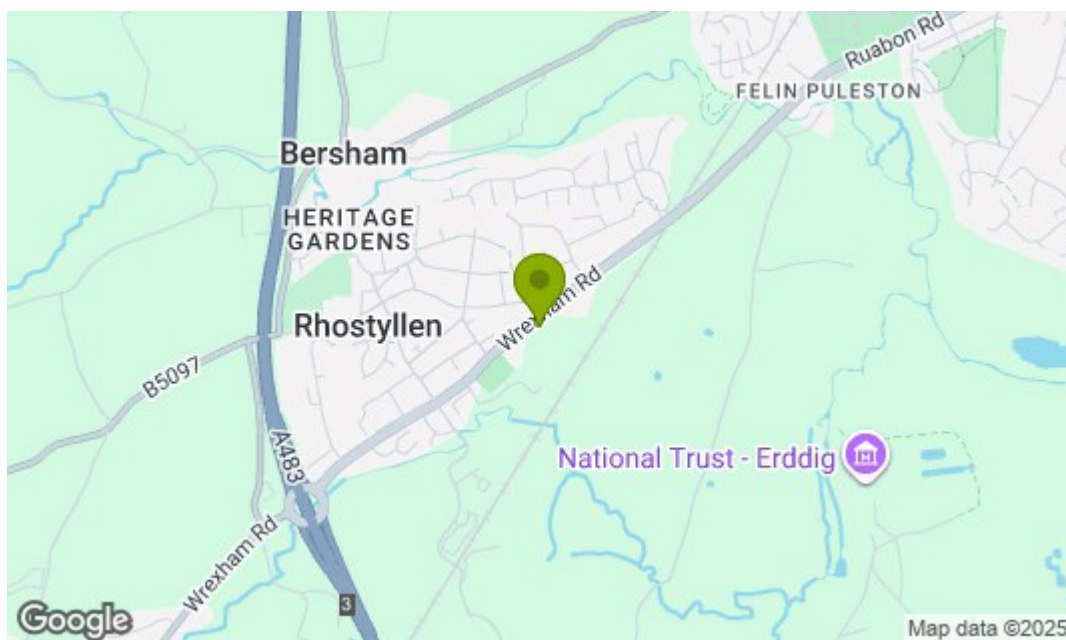
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.

### DISCLAIMER

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## Floor Plan

## Area Map



## Energy Efficiency Graph

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