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Llanferres Phase 2 - Manor Gardens, Rhostyllen, LL14 4DN

£329,950

Llanferres – 3 Storey, 4 Bedroom Detached Home with a Single Detached Garage

This impressive three-storey detached home offers versatile living space, perfectly designed for modern family life.

The ground floor features a welcoming hallway with cloakroom, a lounge to the front, and a spacious kitchen/dining room to the rear with access to the garden. On the first floor, you'll find two double bedrooms – one with an en-suite shower room – along with a single bedroom and the family bathroom. The top floor is dedicated to the master suite, complete with its own en-suite shower room and built-in storage.

Outside, the property benefits from a private driveway, single garage and an enclosed rear garden.

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.

Kitchen/Diner 10'8" x 17'5" (3.27m x 5.31m)



Living Room 15'8" x 10'0" (4.80m x 3.07m)

Cloakroom 6'3" x 3'1" (1.92m x 0.96m)

Halllway 15'7" x 3'10" (4.75m x 1.17m)

First Floor

Bedroom 2 11'8" x 11'0" (3.57m x 3.36m)

En-suite 1 4'0" x 8'5" (1.22m x 2.58m)



Bedroom 3 10'6" x 9'3" (3.22m x 2.82m)

Bedroom 4 6'7" x 8'0" (2.01m x 2.45m)

Bathroom 5'6" x 626'7" (1.70m x 191m)



Second Floor

Master Bedroom 20'11" x 11'10" (6.39m x 3.61m)

En-suite 2 5'1" x 9'6" (1.57m x 2.91m)



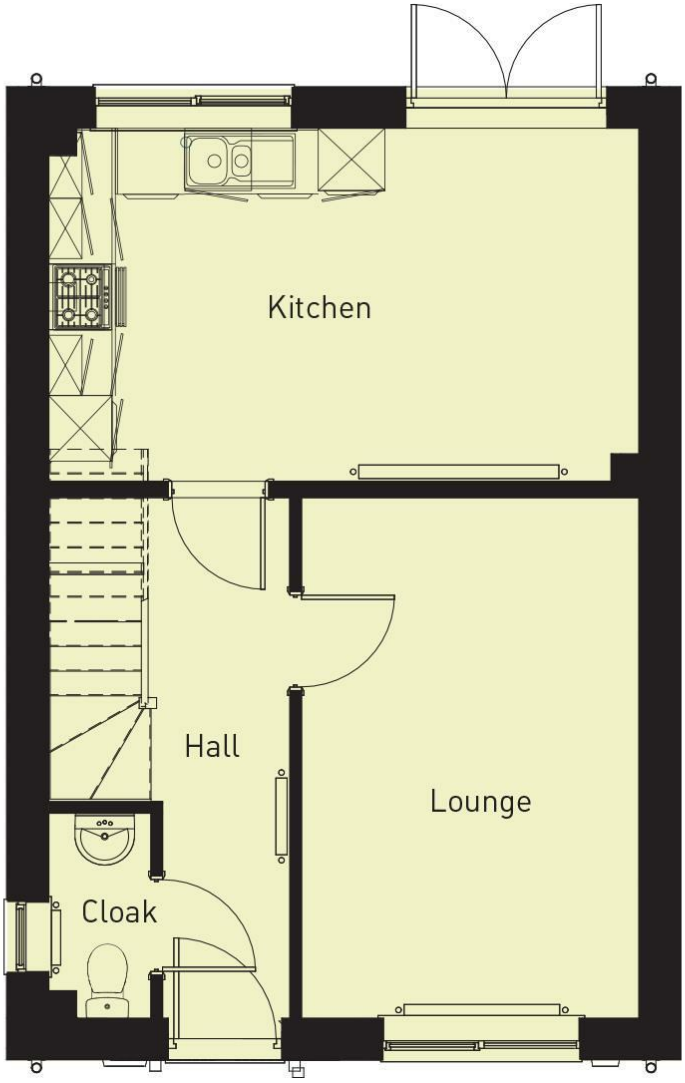
Directions

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.

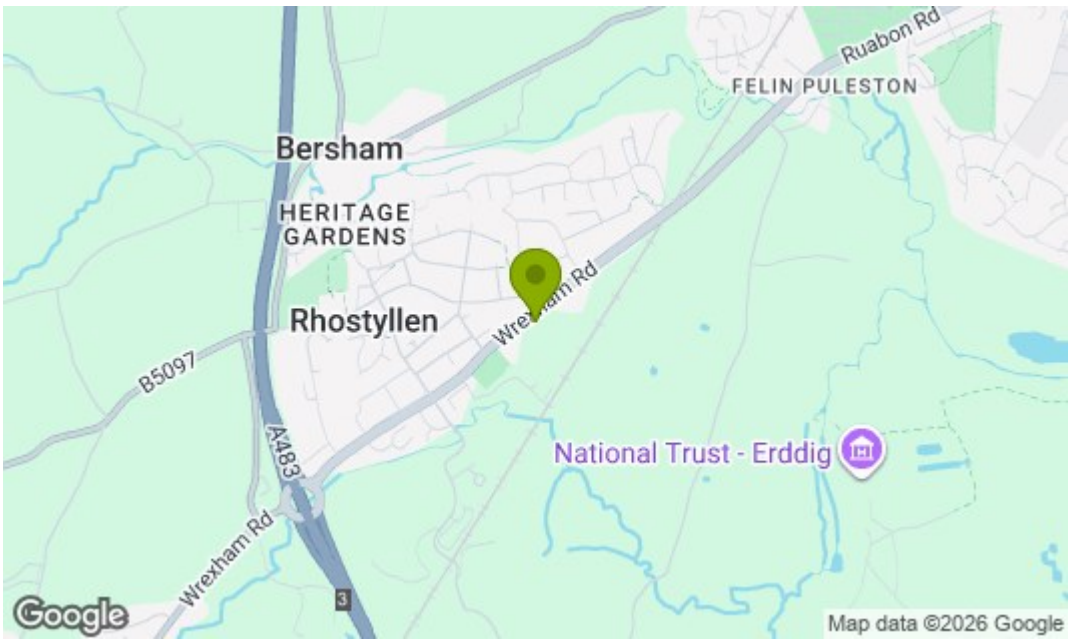
DISCLAIMER

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. S G 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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