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

£340,000

The Armitage – Stylish 3-Bedroom Home Offering Light, Space & Comfort

Step inside The Armitage, a spacious three-bedroom home thoughtfully designed for modern living. Both ground floor rooms are bathed in natural light from dual-aspect windows, while the inviting sitting room opens through French doors to the garden – your private retreat for relaxing or entertaining.

On the first floor, the master bedroom with its sleek en-suite provides a peaceful haven, while two further bedrooms and a chic family bathroom offer space for everyone.

With a private driveway, single garage and rear garden, The Armitage blends style, comfort, and practicality – ready for you to move straight in and enjoy.

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.

Ground Floor

Hallway

Cloakroom

Kitchen / Dining Room



Lounge



First Floor

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom

Externals

DIRECTIONS

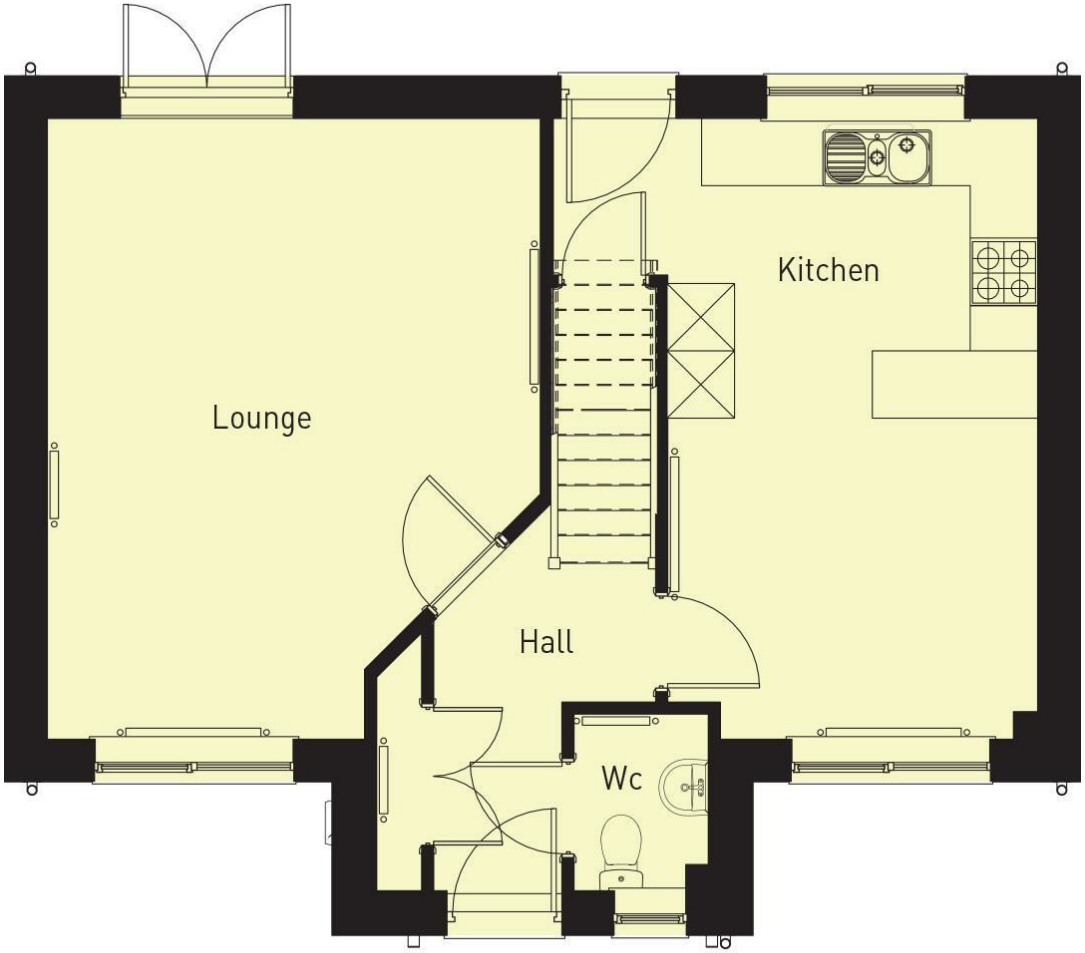
Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor

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

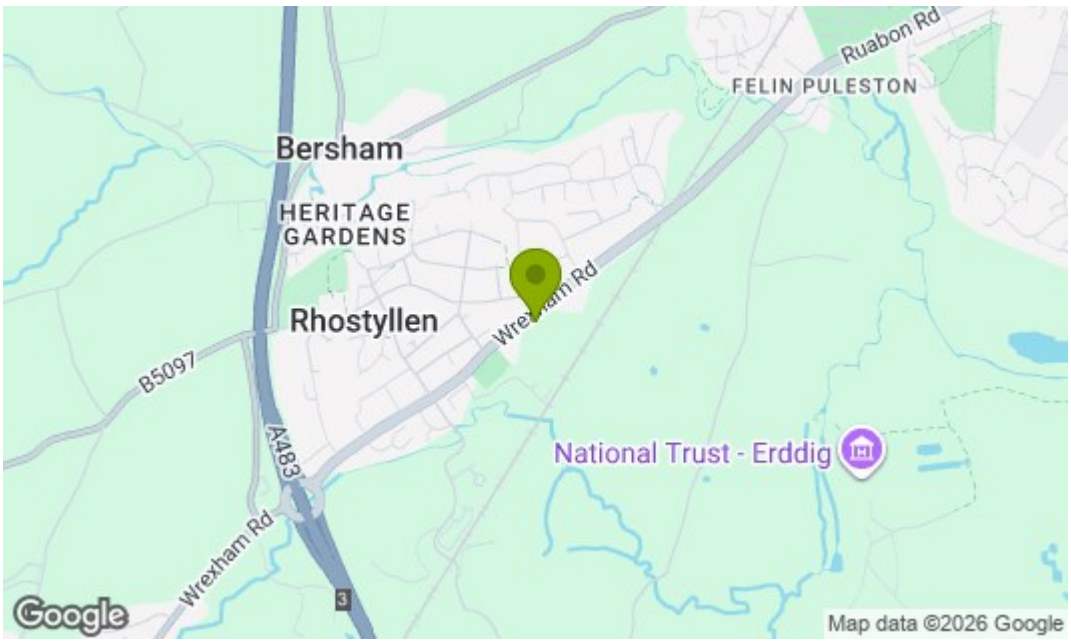
DISCLAIMER

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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