



SG ESTATES

AWARD WINNING HOUSING DEVELOPER



MANOR GARDENS *Rhostyllen*

www.sgestates.co.uk



A Strong Local Identity



SG ESTATES

AWARD WINNING HOUSING DEVELOPER



The SG Estates Management team, headed by Steve Griffin, has over 40 years of award-winning experience in house building.

Established in 2004 SG Estates built its first site of six executive properties in Rhosrobin, Wrexham. We have continued building in various locations in the Wrexham Area and most recently further afield in Llangollen. Manor Gardens, Rhostyllen is our largest development to date consisting of 223 new homes. In 2014 SG Estates became a truly family business with Steve's sons, James & Daniel joining the company. Both sons have now progressed to the role of site managers. As a forward-thinking family

business, we are committed to building well-appointed homes to the highest standards of award-winning quality and finish, taking time and consideration to ensure each home is just right for you. Our homes are designed for modern day living and include some breathtaking designs for those who desire individuality and nothing but the finest. All our developments have been recognised for their leading industry quality resulting in many NHBC and LABC accolades over the past two decades.

“Quite simply, if it doesn't take your breath away, it's not an SG home”.

www.sgestates.co.uk

Telephone:

01978 263169



Welcome to

Manor Gardens – An exciting development of 223 two-to-five-bedroom homes designed to appeal to today's aspiring purchaser.

Manor Gardens is situated in a delightful countryside setting on the edge of Erddig National Trust Parkland in the village of Rhostyllen.

Rhostyllen is a thriving village in the community of Esclusham, just South of Wrexham. It features a renowned quaint church named Holy Trinity, a number of popular public houses and a village hall with recreational areas suitable for all ages.

Erddig National Trust Parkland centres around Erddig Hall, a Grade-I listed house just minutes away from the development. Standing 2 miles (3.2 km) south of Wrexham city centre, Erddig Hall was built during the 17th and 18th centuries on a 1,900 acre estate, which includes a 1,200-acre landscaped pleasure park and the earthworks of a Norman motte-and-bailey castle. A footpath from Manor Gardens will pass through open fields and ancient woodlands onto land adjoining the Erddig estate.



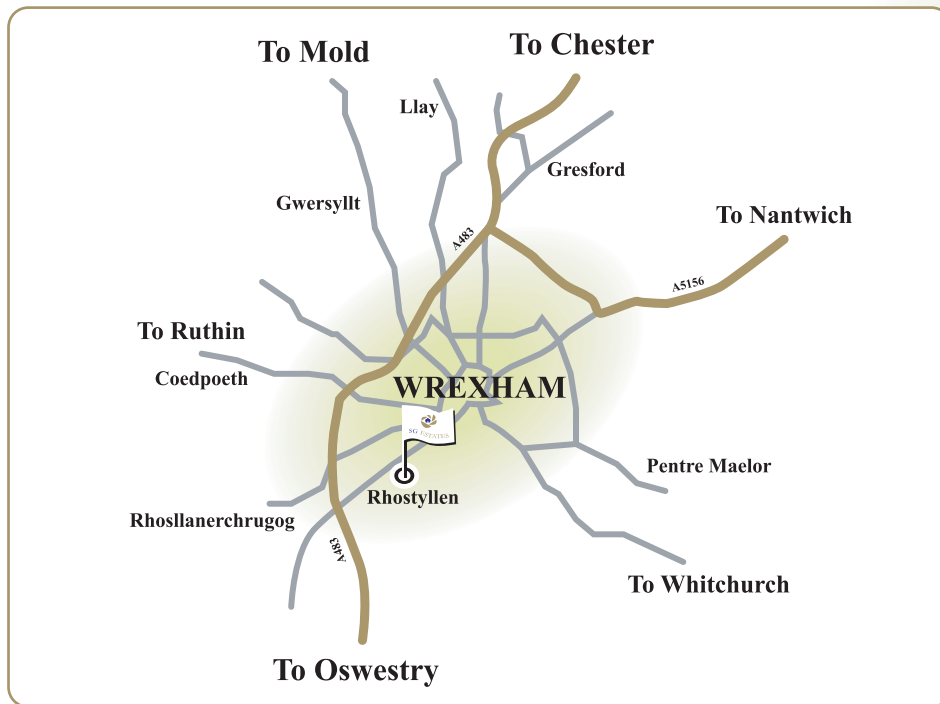
The nearby city of Wrexham has lots to offer with its rich history and culture, with shops, leisure facilities and restaurants to suit all tastes. The area also encompasses a university and a wide choice of schools including a multi-faith school teaching in both English and Welsh languages.

Located on the edge of picturesque countryside yet only minutes away from all the local amenities, Manor Gardens is an amazing location that will meet the needs of today's aspiring purchaser.



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.





Site Plan

A prestigious development of 2,3, 4 & 5 bedroom homes

- Erd dig**
5 bedroom home
- Yorke**
5 bedroom home
- Edisbury**
4 bedroom home
- Webb**
5 bedroom home
- Yale**
4 bedroom home
- Meller/Meller Alt**
4 bedroom home
- Clywedog**
4 bedroom home
- Esless**
3 bedroom home
- Hafod**
2 bedroom home
- Affordable Homes**
- Berwyn**
3 bedroom home
- Derwen**
4 bedroom home
- Henllan**
2 bedroom home
- Llanferres**
4 bedroom home
- Potential Garage position**

SG Estates
Manor Gardens
Wrexham Road
Rhostyllen
LL14 4DN





The Llanferres
4 Bedroom Detached Home



The Edisbury
4 Bedroom Detached Home



The Erddig
5 Bedroom Detached Home



The Berwyn
3 Bedroom Detached Home



The Henllan
2 Bedroom Terrace/
Semi-Detached Home



MANOR GARDENS

Rhostyllen



The Meller
4 Bedroom Detached Home



The Derwen
4 Bedroom Detached Home



The Webb
5 Bedroom Detached Home



The Yorke
5 Bedroom End Of Terrace
Home



The Yale
4 Bedroom Detached Home



The Henllan



2 Bedroom Terrace/Semi - Detached Home

The Henllan is a fantastic two bedroom property, perfect for first time buyers and small families.

The welcoming hallway leads through to the spacious lounge/dining area with French doors leading out to the rear garden. To the front of the property is the well-equipped kitchen.

Upstairs, there is a landing leading to a good-sized master bedroom, benefitting from en-suite facilities; one further bedroom and a family bathroom.

Room Sizes

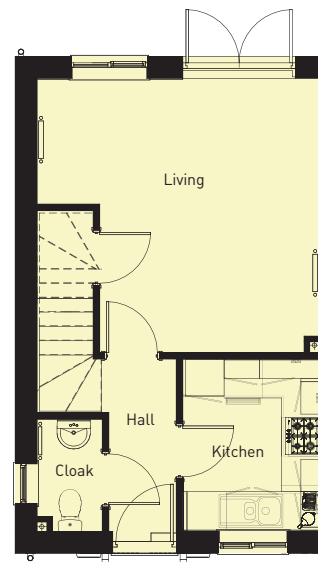
711 sqft

GROUND FLOOR

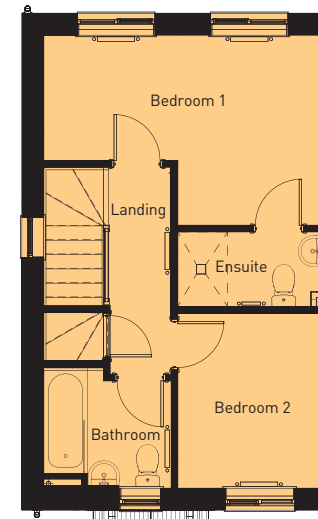
	<i>imperial</i>	<i>metric</i>
Lounge\B-fast Area	14' 1" x 14' 2"	4.54 x 4.33 m
Store	9' 7" x 2' 1"	2.91 x 0.90 m
Kitchen	9' 3" x 7' 4"	2.81 x 2.24 m
Hall	9' 3" x 3' 5"	2.82 x 1.04 m
Cloaks	5' 1" x 3' 5"	1.82 x 1.04 m

FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bathroom	6' 9" x 6' 2"	2.08 x 1.90 m
Bedroom One	14' 1" x 7' 7"	4.54 x 3.05 m
Bedroom Two	9' 3" x 7' 1"	2.81 x 2.38 m
Landing	9' 1" x 3' 3"	3.01 x 0.98 m
En suite	7' 9" x 3' 1"	2.37 x 1.20 m
AC	2' 1" x 3' 3"	0.90 x 0.98 m



GROUND FLOOR



FIRST FLOOR



The Berwyn



3 Bedroom Detached Home

A fabulous three bedroom detached home with open plan living/dining area to the rear opening onto the rear garden and separate sitting room to the front.

The first floor benefits from a master bedroom with ensuite facilities, two further bedrooms and a family bathroom.

Room Sizes

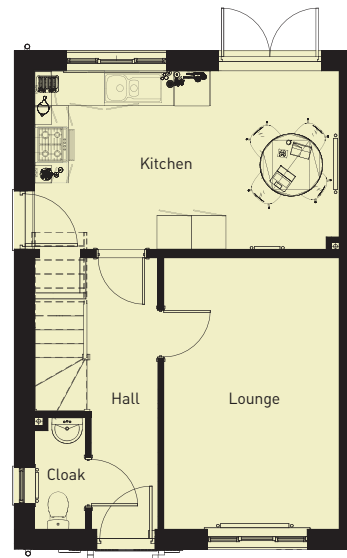
939 sqft

GROUND FLOOR

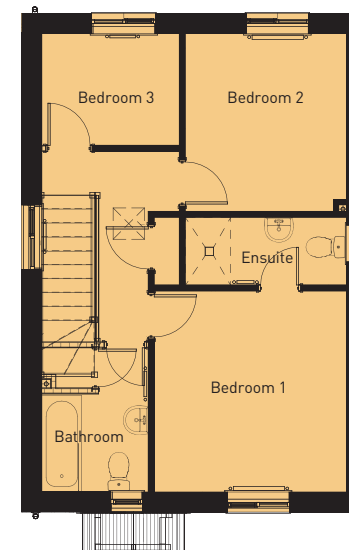
	<i>imperial</i>	<i>metric</i>
Hallway	15'10" x 3'9"	4.84m x 1.15m
Lounge	15'10" x 10'1"	4.84m x 3.09m
Cloakroom	6'4" x 3'1"	1.94m x 0.96m
Kitchen/Dining Area	17'6" x 10'7"	5.35m x 3.25m

FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	11'8" x 11'0"	3.57m x 3.36m
Ensuite	11'0" x 4'0"	3.36m x 1.23m
Bedroom Two	10'6" x 9'2"	3.21m x 2.81m
Bedroom Three	8'0" x 6'9"	2.46m x 2.06m
Family Bathroom	8'5" max x 6'3"	2.58m max x 1.91m



GROUND FLOOR



FIRST FLOOR



The Llanferres



4 Bedroom Detached Home

This handsome four bedroom detached home provides generous accommodation across three floors. Downstairs, there is a large kitchen/dining room with direct access to the garden via double doors, the ground floor also enjoys a separate living room to the front and a cloakroom off the entrance hall. There are three bedrooms, including the guest bedroom with en-suite shower room and a family bathroom.

The second floor is home to the master suite with en-suite facilities and a fitted wardrobe. Externally there is ample parking and a detached single garage.

Room Sizes

1455 sqft

GROUND FLOOR

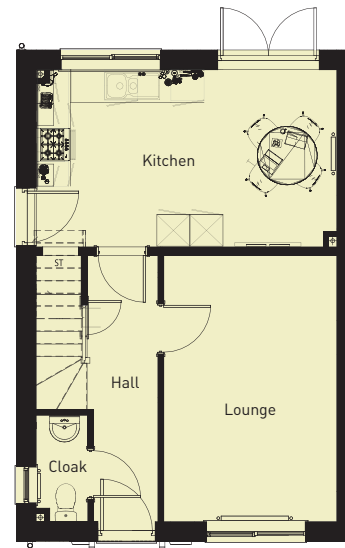
	<i>imperial</i>	<i>metric</i>
Hall	4'11" x 15'10"	1.50m x 4.84m
Cloakroom	2'11" x 6'4"	0.9m x 1.94m
Lounge	10'1" x 15'10"	3.08m x 4.84m
Dining Area	8'3" x 10'7"	2.52m x 3.25m
Kitchen	9'3" x 10'7"	2.82m x 3.25m

FIRST FLOOR

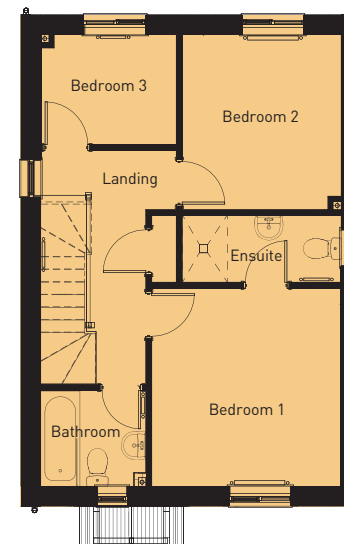
	<i>imperial</i>	<i>metric</i>
Bedroom One	11'0" x 11'8"	3.36m x 3.57m
Ensuite	11'0" x 4'0"	3.36m x 1.22m
Bedroom Two	9'2" x 10'6"	2.81m x 3.21m
Bedroom Three	8'0" x 6'9"	2.46m x 2.07m
Bathroom	6'3" x 6'4"	1.91m x 1.94m

SECOND FLOOR

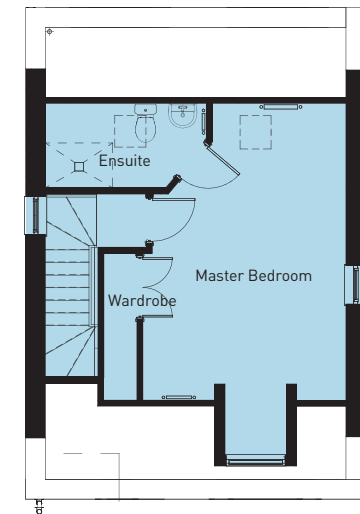
	<i>imperial</i>	<i>metric</i>
Master Bedroom	11'9" max x 17'5"	3.59m max x 5.32m
Ensuite	9'2" x 4'6"	2.80m x 1.39m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The Derwen



4 Bedroom Detached Home

The four bedroom detached Derwen home is perfect for families looking to live in comfort and style.

This attractive property features an entrance hall leading to the generous lounge, positioned at the front of the house and the impressive open plan kitchen/dining/family area, with utility room at the rear of the property, with French doors leading to the rear garden.

Upstairs, the guest bedroom is complete with en-suite facilities, three further bedrooms and a family bathroom complete this floor.

Room Sizes

1399 sqft

GROUND FLOOR

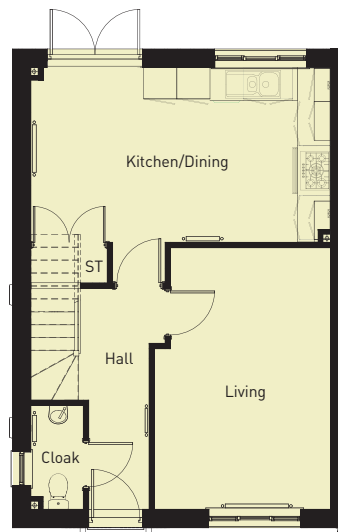
	<i>imperial</i>	<i>metric</i>
Lounge	16' 4" x 11' 5"	4.99 x 3.49m
Kitchen/B-Fast	19' x 10' 9"	5.79 x 3.28m
Hall	14' 5" x 3' 5"	4.40 x 1.05m
Utility	5' 7" x 4' 10"	1.69 x 1.48m
Store	6' 11" x 4' 2"	2.12 x 1.27m
Cloaks	6' 6" x 3' 5"	1.99 x 1.05m

FIRST FLOOR

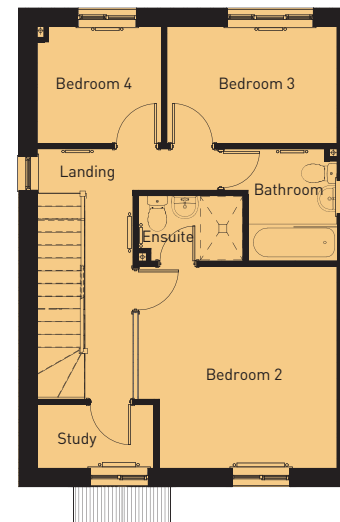
	<i>imperial</i>	<i>metric</i>
Bedroom Two	12' 8" x 12' 8"	3.85 x 3.86m
Bedroom Three	10' 10" x 7' 2"	3.30 x 2.18m
Bedroom Four	7' 10" x 7' 2"	2.39 x 2.18m
Study	7' 4" x 4' 1"	2.24 x 1.23m
Bathroom	5' 9" x 7'	1.76 x 2.13m
En suite	4' 2" x 6' 7"	1.27m x 2.01m
Landing	15' 7" (11' 4") x 2' 9"	4.75(3.46)x0.84m

SECOND FLOOR

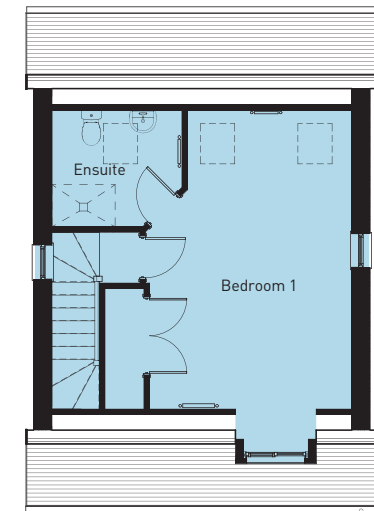
	<i>imperial</i>	<i>metric</i>
En suite	7' 3" x 8' 2"	2.22 x 2.50m
Master Bed	18' 8" x 12' 10"	5.69 x 3.92m
Wardrobe	7' 6" x 2' 5"	2.29 x 0.74m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The Meller

4 Bedroom Detached Home

There are two variations of the Meller house type, the traditional end of terrace and the detached version. A versatile family home with a central entrance hall leading to a large open plan kitchen/dining area and ground floor cloakroom to one side. The remainder of the ground floor is devoted to a spacious living area and a separate home office. The first floor features a family bathroom and four bedrooms, two of which have the added luxury of an en-suite shower room. All Meller house types benefit from a garage, landscaped front lawns and privately fenced rear gardens.



Room Sizes

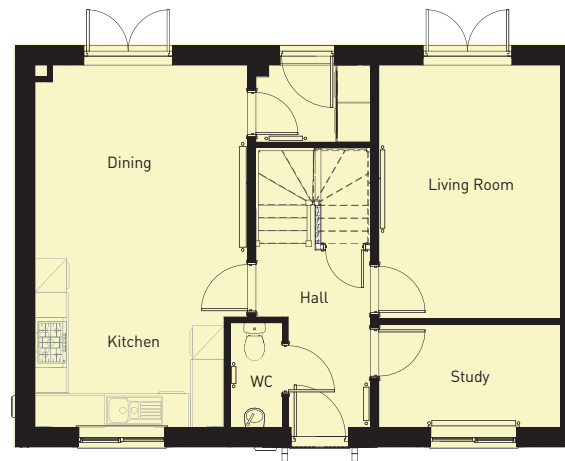
1313 sqft

GROUND FLOOR

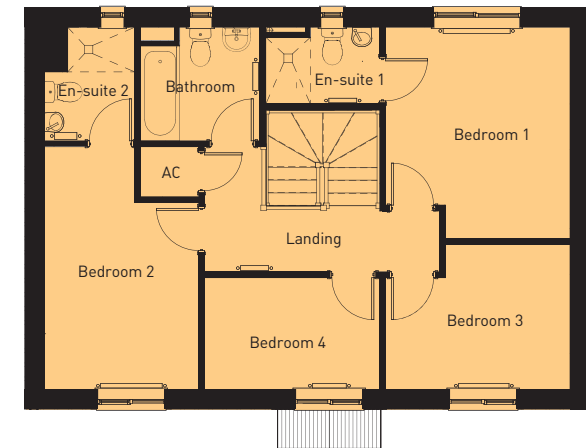
	<i>imperial</i>	<i>metric</i>
Living Room	14'10" x 10'8"	4.52m x 3.25m
Study	6' x 10'8"	1.83m x 3.25m
Kitchen Area	9'2" x 11'1"	2.81m x 3.38m
Dining Area	12'1" x 12'5"	3.70m x 3.80m
Hall	9'10" x 6'8"	3.00m x 2.05m
WC	5'10" x 3'	1.80m x 0.92m

FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	12'4" x 10'9"	3.78m x 3.29m
En-suite	4'6" x 6'7"	1.37m x 2.02m
Bedroom Two	14'3" x 8'11"	4.35m x 2.74m
En-suite	6'7" x 5'3"	2.02m x 1.60m
Bathroom	6'7" x 6'11"	2.02m x 2.11m
Bedroom Three	8'6" x 10'9"	2.59m x 3.29m
Bedroom Four	6'2" x 10'2"	1.90m x 3.12m



GROUND FLOOR



FIRST FLOOR



The Yale



4 Bedroom Detached Home

The Yale is an impressive and versatile double-fronted family home. The large open plan kitchen/dining room runs the full length of the home with French doors leading to the rear garden. In addition, the spacious living room is ideal for family gatherings and relaxation. The first floor features the principal bedroom with an en-suite shower room and walk in dressing area. A family bathroom and three further bedrooms, one having the benefit from en-suite facilities, completes this excellently designed family home. The property benefits from a garage, private driveway and garden.

Room Sizes

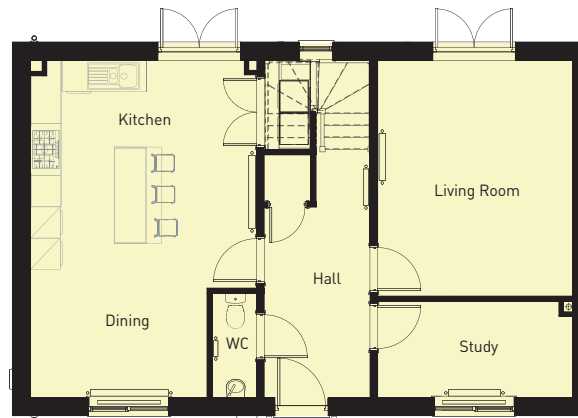
1455 sqft

GROUND FLOOR

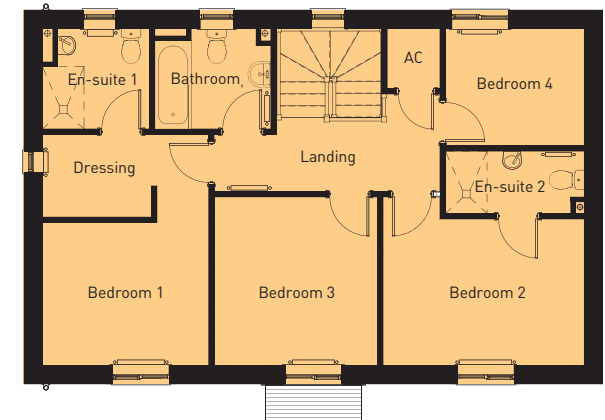
	<i>imperial</i>	<i>metric</i>
Living Room	14'10" x 12'1"	4.52m x 3.70m
Study	6' x 12'1"	1.83m x 3.70m
Kitchen Area	21'3" x 14'4"	6.48m x 4.35m
Dining Area	Inc	Inc
Hall	15'7" x 6'8"	4.75m x 2.03m
Wc	6'2" x 2'9"	1.90m x 0.84m

FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	14'6" x 10'5"	4.43m x 3.18m
Ensuite	6'3" x 6'4"	1.92m x 1.95m
Dressing	5'2" x 6'10"	1.58m x 2.09m
Bedroom Two	9'2" x 12'8"	2.81m x 3.86m
Ensuite	3'10" x 8'8"	1.18m x 2.66m
Bathroom	6'3" x 7'3"	1.92m x 2.21m
Bedroom Three	10'7" x 10'2"	3.23m x 3.12m
Bedroom Four	7'4" x 8'8"	2.24m x 2.66m



GROUND FLOOR



FIRST FLOOR



The Webb



5 Bedroom Detached Home

5-bedroom/ 3-bathroom house, the Webb provides families with more than sufficient space in which to enjoy their time together. An open-plan kitchen and dining area form the hub of the house, while a generous living room is the perfect place for relaxing. The cloakroom completes the ground floor. First floor features a family bathroom and three spacious bedrooms, one with an en-suite. On the second floor the central staircase divides the space into the principal bedroom which has the luxury of a walk-in dressing area and en-suite shower room and an additional double bedroom with en-suite facilities. All the bedrooms are generously sized. The property benefits from a detached garage, private driveway and garden.

Room Sizes

1477 sqft

GROUND FLOOR

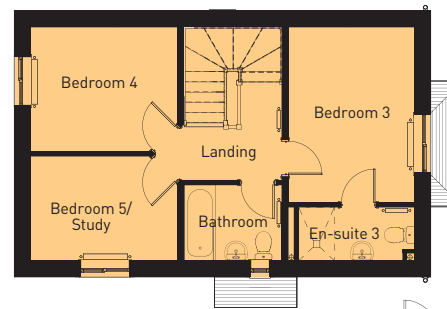
	<i>imperial</i>	<i>metric</i>
Living Room	7'2" x 10'10"	5.25m x 3.30m
Kitchen Area	8'8" x 9'3"	2.65m x 2.83m
Dining Area	8'6" x 9'3"	2.60m x 2.83m
Hall	13'11" x 7'	4.25m x 2.15m
WC	5'6" x 2'10"	1.69m x 0.88m

FIRST FLOOR

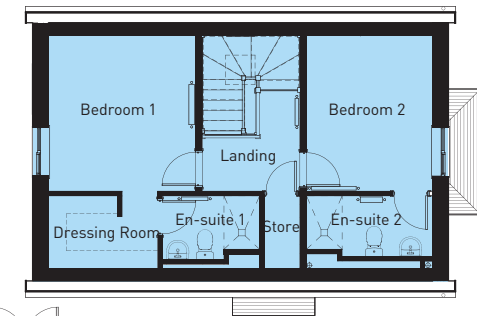
	<i>imperial</i>	<i>metric</i>
Bathroom	5'6" x 7'2"	1.69m x 2.19m
Bedroom Three	12'10" x 9'3"	3.93m x 2.83m
Ensuite	3'10" x 8'8"	1.19m x 2.65m
Bedroom Four	9'1" x 10'10"	2.78m x 3.30m
Bedroom Five	7'7" x 10'10"	2.33m x 3.30m

SECOND FLOOR

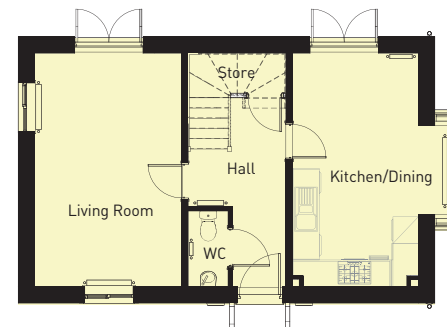
	<i>imperial</i>	<i>metric</i>
Master Bedroom	11'5" x 10'10"	3.50m x 3.30m
Ensuite	4'7" x 7'1"	1.41m x 2.16m
Dressing	5'3" x 8'	1.62m x 2.44m
Store	5'3" x 2'7"	1.62m x 0.79m
Bedroom Two	11'5" x 9'3"	3.50m x 2.83m
Ensuite	4'4" x 9'3"	1.34m x 2.83m



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



The Edisbury



4 Bedroom Detached Home

The Edisbury is a unique versatile family home, with the detached version featuring an undercover area leading to a detached garage. The link detached style also has the benefit of a garage. Its double fronted exterior is classic and well proportioned. The living room and kitchen/dining area both have French doors which provide direct access to the rear garden. The downstairs also features a separate dining room, study, cloakroom, and utility room. The first floor is exceptionally spacious with four generously sized bedrooms arranged around a turned staircase, with the principal bedroom having a walk-in dressing room and en-suite shower room. The second bedroom also has an en-suite shower room with the other two bedrooms sharing the family bathroom.

Room Sizes

1519 sqft

GROUND FLOOR

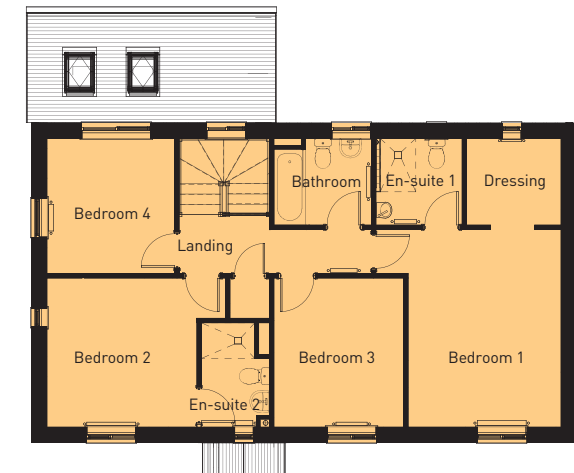
	<i>imperial</i>	<i>metric</i>
Living Room	14'10" x 11'	4.52m x 3.36m
Study	6' x 11'	1.83m x 3.36m
Kitchen Area	18'8" x 9'4"	5.70m x 2.85m
Utility	7' x 5'7"	2.15m x 1.70m
Dining Area	9'10" x 12'4"	3.00m x 3.76m
Hall	16'4" x 6'7"	5.00m x 2.01m
WC	5'8" x 2'10"	1.73m x 0.88m

FIRST FLOOR

	<i>imperial</i>	<i>metric</i>
Bedroom One	14'6" x 13'7"	4.42m x 4.15m
En-suite	6'4" x 6'3"	1.93m x 1.91m
Dressing	6'4" x 6'10"	1.93m x 2.10m
Bedroom Two	10'11" x 13'1"	3.33m x 4.00m
Ensuite	7'7" x 4'11"	2.33m x 1.50m
Bathroom	6'4" x 7'1"	1.93m x 2.17m
Bedroom Three	10'11" x 9'5"	3.33m x 2.89m
Bedroom Four	9'10" x 9'4"	3.02m x 2.85m



GROUND FLOOR



FIRST FLOOR



The Yorke

5 Bedroom End Of Terrace Home

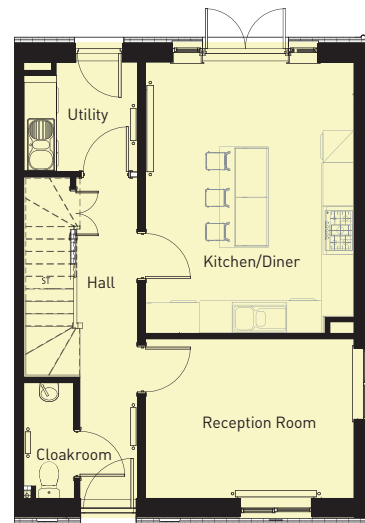
An impressive house design, the Yorke exudes stature. A long hallway leads to a stylish open-plan kitchen/diner with garden access via stunning French doors. At the front of the property there is a separate reception room. There is also a separate utility and cloakroom. On the first floor the family living room enjoys a light and airy space via a feature Juliet balcony. The principal bedroom includes en-suite facilities which also function as a family bathroom. Bedroom five completes this floor, which is also a perfect space for a home office. Located on the top floor is a second family bathroom and three further bedrooms with bedroom two having the benefit of an en-suite shower room. The property benefits from a garage, private driveway, and garden.



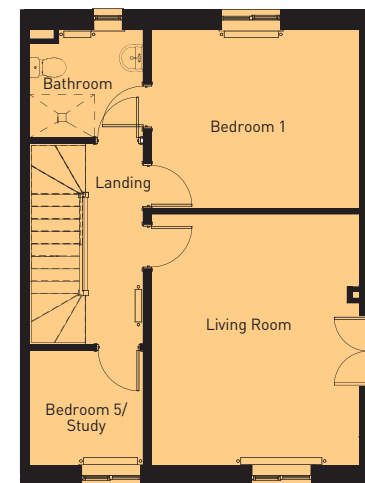
Room Sizes

1565 sqft

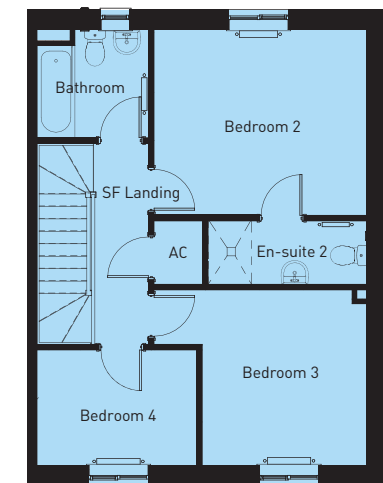
	<i>imperial</i>	<i>metric</i>
GROUND FLOOR		
Kitchen/Diner Area	16'4" x 12'7"	5.00m x 3.85m
Utility	6'7" x 6'10"	2.01m x 2.10m
Reception Room	9'7" x 12'7"	2.93m x 3.85m
Hall	19'5" x 3'1"	5.92m x 0.95m
WC	6'11" x 3'	2.12m x 0.92m
FIRST FLOOR		
Living Room	15'2" x 12'7"	4.64m x 3.85m
Bedroom One	10'9" x 12'7"	3.29m x 3.85m
Bathroom	6'2" x 6'10"	1.90m x 2.10m
Bedroom Five	6'11" x 6'10"	2.12m x 2.10m
SECOND FLOOR		
Bedroom Two	11'2" x 12'10"	3.42m x 3.93m
Ensuite	3'9" x 9'7"	1.15m x 2.92m
Bedroom Three	10'7" x 12'10"	3.23m x 3.93m
Bedroom Four	6'11" x 9'7"	2.12m x 2.94m
Bathroom	6'2" x 6'8"	1.90m x 2.05m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The Erddig



5 Bedroom Detached Home

The Erddig is a home of quality and character, built with pride to offer a solid foundation for modern family life. As a five-bedroom house, this property provides families with more than ample space. The large open plan kitchen/diner is suited to relaxed family mealtimes or entertaining family and friends. A handy utility room adjoins the kitchen. The spacious living room with French doors opening out to the rear garden is the perfect place for relaxing, with a study and cloakroom completing the floor. On the first floor the principal bedroom can be found with its indulgent large walk-in dressing area leading to an en-suite shower room. The family bathroom and two further spacious double bedrooms complete this floor. On the second floor there are 2 further double bedrooms.

Room Sizes

1614 sqft

GROUND FLOOR

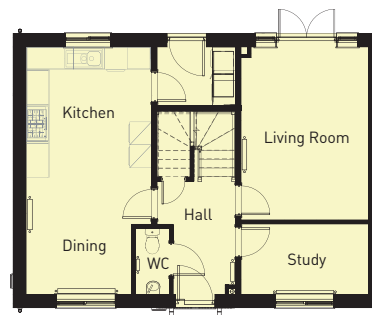
	<i>imperial</i>	<i>metric</i>
Living Room	15'11" x 10'11"	4.62m x 3.33m
Study	6' x 10'11"	1.83m x 3.33m
Kitchen Area	11'10" x 11'1"	3.62m x 3.38m
Utility	4'11" x 6'8"	1.50m x 2.05m
Dining Area	9'8" x 11'1"	2.96m x 3.38m
Hall	9'2" x 6'8"	2.80m x 2.05m
WC	5'7" x 2'10"	1.72m x 0.87m

FIRST FLOOR

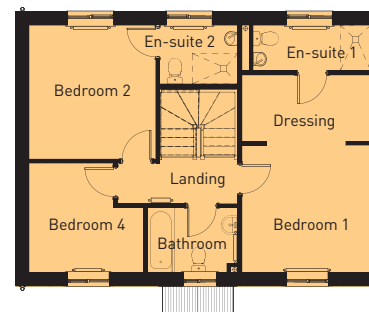
	<i>imperial</i>	<i>metric</i>
Bedroom One	10'10" x 11'4"	3.32m x 3.47m
En-suite	3'10" x 10'4"	1.19m x 3.15m
Dressing	5'7" x 11'4"	1.72m x 3.47m
Bedroom Two	11'5" x 10'10"	3.50m x 3.31m
En-suite	4'6" x 6'8"	1.38m x 2.03m
Bathroom	5'6" x 7'8"	1.69m x 2.35m
Bedroom Four	9'4" x 9'9"	2.86m x 2.99m

SECOND FLOOR

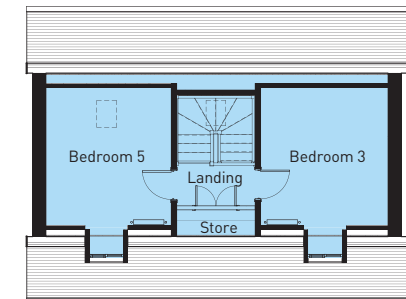
	<i>imperial</i>	<i>metric</i>
Bedroom Three	11'9" x 10'11"	3.60m x 3.33m
Bedroom Five	11'9" x 10'9"	3.60m x 3.28m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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.

Trustgreen

As one of the UK's market leaders in open space management, Trustgreen has been appointed by SG Estates to maintain areas of grass, soft and hard landscaping, trees, hedgerows, footpaths, cycleways and shared driveways not covered by the local authority. Trustgreen provides a year-round service designed to ensure the long-term attractiveness of your development.

To deliver this service Trustgreen will charge each homeowner an equal share of the annual management cost, known as the annual management fee.

