



# 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

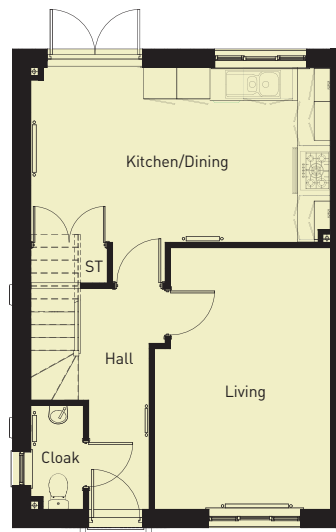
|                | <i>imperial</i> | <i>metric</i> |
|----------------|-----------------|---------------|
| Lounge         | 16' 4" x 11' 5" | 4.99 x 3.49m  |
| Kitchen/B-Fast | 19' x 10' 9"    | 5.79 x 3.28m  |
| Hall           | 14' 5" x 3' 5"  | 4.40 x 1.05m  |
| Utility        | 5' 7" x 4' 10"  | 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

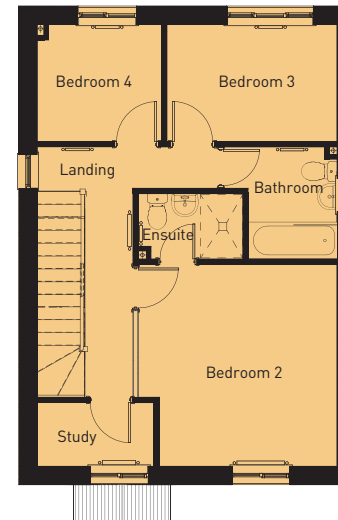
|               | <i>imperial</i>         | <i>metric</i>    |
|---------------|-------------------------|------------------|
| Bedroom Two   | 12' 8" x 12' 8"         | 3.85 x 3.86m     |
| Bedroom Three | 10' 10" x 7' 2"         | 3.30 x 2.18m     |
| Bedroom Four  | 7' 10" x 7' 2"          | 2.39 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

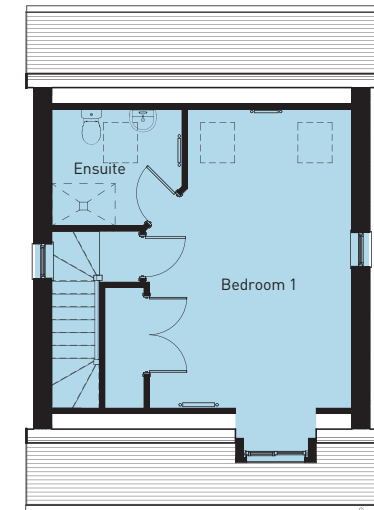
|            | <i>imperial</i>  | <i>metric</i> |
|------------|------------------|---------------|
| En suite   | 7' 3" x 8' 2"    | 2.22 x 2.50m  |
| Master Bed | 18' 8" x 12' 10" | 5.69 x 3.92m  |
| Wardrobe   | 7' 6" x 2' 5"    | 2.29 x 0.74m  |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR