



# The Derwen

## 4 Bedroom 3 Storey Detached Home with an additional study, single garage, and garden

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, an impressive open plan kitchen/dining/family area, incorporating a useful utility cupboard.

The first floor comprises of a family bathroom, 3 bedrooms and a separate study/home office. Bedroom two has the luxury of en-suite facilities.

On the second floor, the master suite boasts a spacious en-suite shower room.



### Room Sizes

1399 sqft

#### GROUND FLOOR

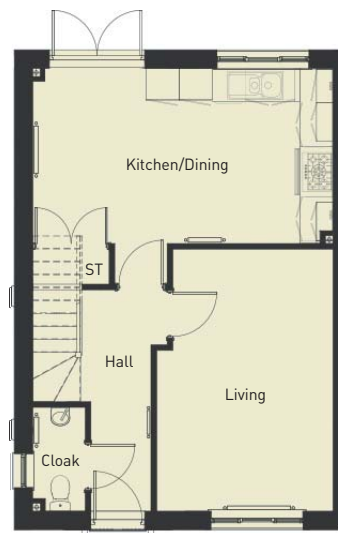
	<i>imperial</i>	<i>metric</i>
Living Room	10'9" x 16'3"	3.29m x 4.97m
Kitchen/Diner	18'6" x 11'1"	5.64m x 3.38m
Cloaks	3'3" x 6'5"	1.00m x 1.97m
Hall	4'4" x 13'9"	1.32m x 4.19m

#### FIRST FLOOR

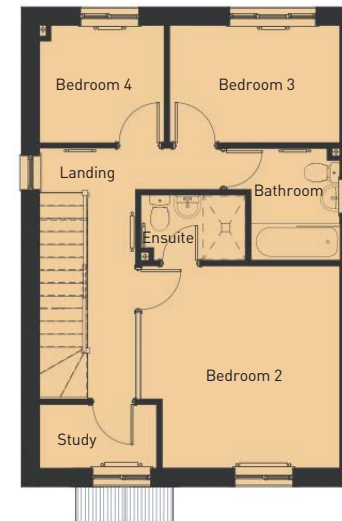
	<i>imperial</i>	<i>metric</i>
Bedroom Two	12'2" x 12'4"	3.72m x 3.78m
Ensuite	6'2" x 3'11"	1.88m x 1.20m
Bedroom Three	10'5" x 7'3"	3.18m x 2.23m
Bedroom Four	7'8" x 7'4"	2.36m x 2.24m
Bathroom	6'10" x 7'3"	2.10m x 2.22m
Study	7'3" x 3'11"	2.22m x 1.21m

#### SECOND FLOOR

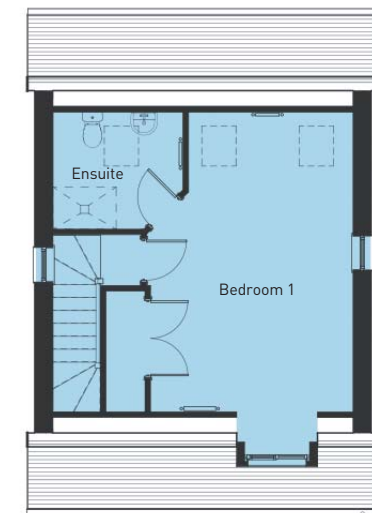
	<i>imperial</i>	<i>metric</i>
Bedroom One	12'5" x 18'7"	3.79m x 5.68m
Ensuite	8'1" x 7'2"	2.47m x 2.20m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR