

# 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

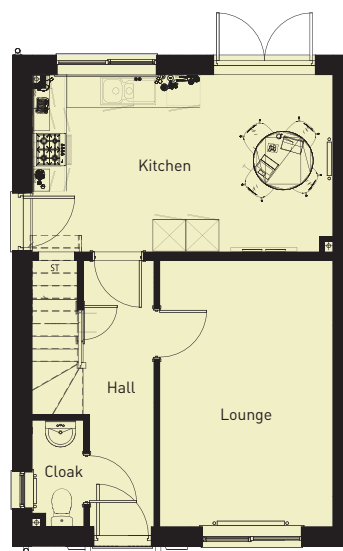
	<i>imperial</i>	<i>metric</i>
Hall	4'11" x 15'10"	1.50m x 4.84m
Cloakroom	2'11" x 6'4"	0.9m x 1.94m
Lounge	10'1" x 15'10"	3.08m x 4.84m
Dining Area	8'3" x 10'7"	2.52m x 3.25m
Kitchen	9'3" x 10'7"	2.82m x 3.25m

#### FIRST FLOOR

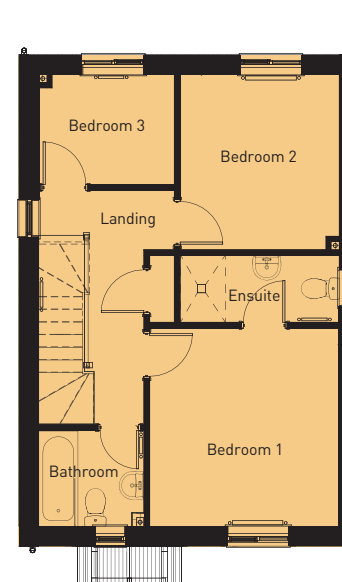
	<i>imperial</i>	<i>metric</i>
Bedroom One	11'0" x 11'8"	3.36m x 3.57m
Ensuite	11'0" x 4'0"	3.36m x 1.22m
Bedroom Two	9'2" x 10'6"	2.81m x 3.21m
Bedroom Three	8'0" x 6'9"	2.46m x 2.07m
Bathroom	6'3" x 6'4"	1.91m x 1.94m

#### SECOND FLOOR

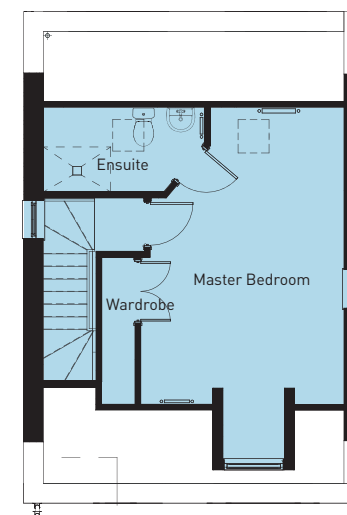
	<i>imperial</i>	<i>metric</i>
Master Bedroom	11'9" max x 17'5"	3.59m max x 5.32m
Ensuite	9'2" x 4'6"	2.80m x 1.39m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR