



The Bodfari

3 bedroom detached home with garage & garden



Ground Floor



First Floor

| Ground Floor | |
|----------------------------|--|
| Hallway | 3.90m x 1.80m max 12'9" x 5'10" max |
| Cloakroom | 4'0" x 6'3" 1.22m x 1.93m |
| Kitchen/ Breakfast Room | 17'6" x 9'11" 5.34m x 3.04m |
| Lounge | 9'11" x 16'10" 3.04m x 5.15m |
| First Floor | |
| Bedroom One | 13'2" x 9'11" 4.03m x 3.04m |
| En-suite | 4'0" x 9'11" 1.23m x 3.04m |
| Bedroom Two | 9'11" x 8'5" 3.04m x 2.58m |
| Bedroom Three | 8'9" x 7'6" 2.68m x 2.30m |
| Bathroom | 8'7" x 5'8" max 2.62m x 1.75m max |

Please Note: This is a computer generated image and subject to change. Room sizes are approximate, dimensions are taken from the longest room point (please consult with your sales executive or measurement points) kitchen and bathrooms are indicative. These plans are correct at time of publication but maybe subject to change during construction.

Subtly exclusive