



# The Clywedog

## 4 Bedroom Terrace Home

Discover the benefits of flexible three-storey living in your new Clywedog home. Enjoy family mealtimes and entertaining in the open-plan kitchen/dining area and unwind in the private lounge. The ground floor also features a cloakroom. Upstairs to the first floor there are two double bedrooms, the larger having the benefit of an en-suite shower room. A single bedroom/home office and family bathroom complete the first floor. On the second floor, retreat to the spacious master suite bedroom which includes a large, en-suite shower room. The property also benefits from a private garden and parking.



### Room Sizes

1172 sqft

#### GROUND FLOOR

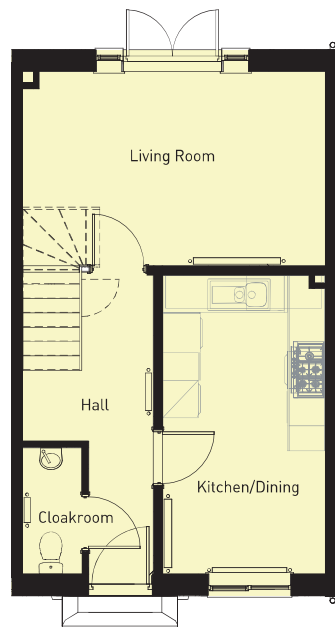
	<i>imperial</i>	<i>metric</i>
Living Room	10'2" x 16'	3.11m x 4.86m
Kitchen Area	10'2" x 8'10"	4.80m x 2.61m
Dining Area	Inc	Inc
Hall	15'9" x 3'5"	4.80m x 1.05m
WC	6'7" x 3'1"	2.01m x 0.95m

#### FIRST FLOOR

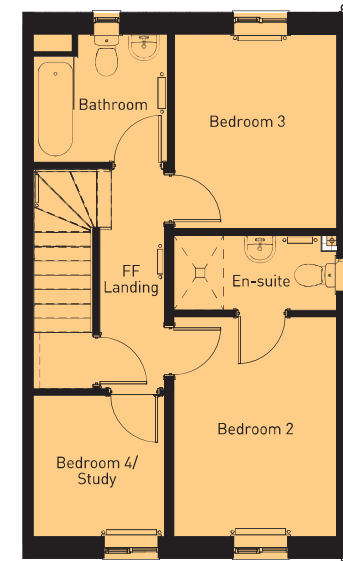
	<i>imperial</i>	<i>metric</i>
Bedroom Two	11'6" x 8'6"	3.51m x 2.61m
En-suite	3'10" x 8'6"	1.18m x 2.61m
Bathroom	6'8" x 6'10"	2.04m x 2.10m
Bedroom Three	10'2" x 8'6"	3.11m x 2.61m
Bedroom Four	7'4" x 6'10"	2.25m x 2.10m

#### SECOND FLOOR

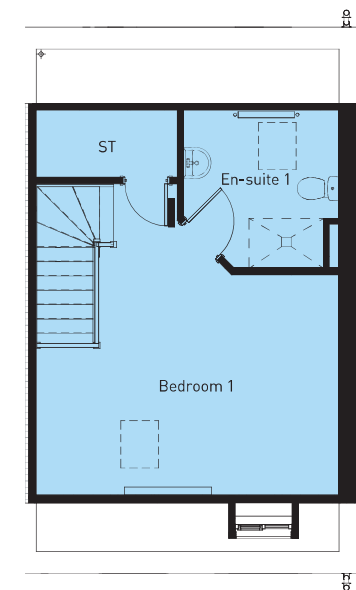
	<i>imperial</i>	<i>metric</i>
Master Bedroom	16'4" x 15'11"	5.00m x 4.86m
En-Suite	8'3" x 8'1"	2.52m x 2.48m
Store	3'5" x 7'4"	1.05m x 2.25m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR