



The Derwen

4 bedroom detached with first floor study
garage and garden



Ground Floor



First Floor



Second Floor

Ground Floor

Hallway	14'5" x 3'5" 4.40m x 1.05m
Cloakroom	6'6" x 3'5" 1.99m x 1.05m
Lounge	16'4" x 11'5" 4.99m x 3.49m
Kitchen/ Dining Room	18'11" x 10'9" 5.79m x 3.28m
Utility Room	4'7" x 5'2" 1.40m x 1.60m

First Floor

Bedroom 2	12'7" x 12'7" 3.85m x 3.86m
En suite	4'1" x 4'7" 1.27m x 2.01m
Bedroom 3	10'9" x 7'1" 3.30m x 2.18m
Bedroom 4	7'10" x 7'1" 2.39m x 2.18m
Study/Nursery	7'4" x 4'0" 2.24m x 1.23m
Family Bathroom	5'9" x 6'11" 1.76m x 2.13m

Second Floor

Master Bed	18'8" x 12'10" 5.69m x 3.92m
Ensuite Shower Room	7'3" x 8'2" 2.22m x 2.50m

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