



The Erddig

5 Bedroom Detached / Semi-Detached Home

The Erddig is a home of quality and character, built with pride to offer a solid foundation for modern family life. As a five-bedroom house, this property provides families with more than ample space. The large open plan kitchen/diner is suited to relaxed family mealtimes or entertaining family and friends. A handy utility room adjoins the kitchen. The spacious living room with French doors opening out to the rear garden is the perfect place for relaxing, with a study and cloakroom completing the floor. On the first floor the principal bedroom can be found with its indulgent large walk-in dressing area leading to an en-suite shower room. The family bathroom and two further spacious double bedrooms complete this floor. On the second floor there are 2 further double bedrooms.



Room Sizes

1614 sqft

GROUND FLOOR

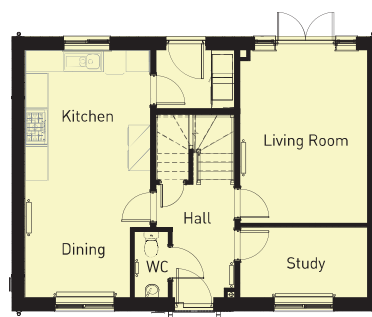
	<i>imperial</i>	<i>metric</i>
Living Room	15'1" x 10'11"	4.62m x 3.33m
Study	6' x 10'11"	1.83m x 3.33m
Kitchen Area	11'10" x 11'1"	3.62m x 3.38m
Utility	4'11" x 6'8"	1.50m x 2.05m
Dining Area	9'8" x 11'1"	2.96m x 3.38m
Hall	9'2" x 6'8"	2.80m x 2.05m
WC	5'7" x 2'10"	1.72m x 0.87m

FIRST FLOOR

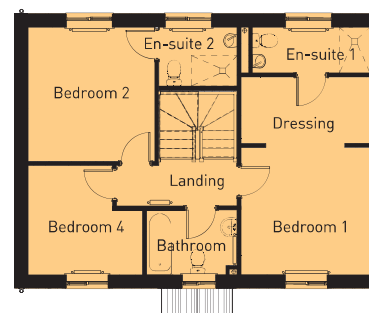
	<i>imperial</i>	<i>metric</i>
Bedroom One	10'10" x 11'4"	3.32m x 3.47m
En-suite	3'10" x 10'4"	1.19m x 3.15m
Dressing	5'7" x 11'4"	1.72m x 3.47m
Bedroom Two	11'5" x 10'10"	3.50m x 3.31m
En-suite	4'6" x 6'8"	1.38m x 2.03m
Bathroom	5'6" x 7'8"	1.69m x 2.35m
Bedroom Four	9'4" x 9'9"	2.86m x 2.99m

SECOND FLOOR

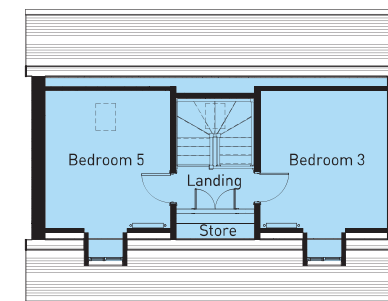
	<i>imperial</i>	<i>metric</i>
Bedroom Three	11'9" x 10'11"	3.60m x 3.33m
Bedroom Five	11'9" x 10'9"	3.60m x 3.28m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR