



# BEN LOYAL 4 Bedroom Detached Villa



## Room Sizes

### Ground Floor

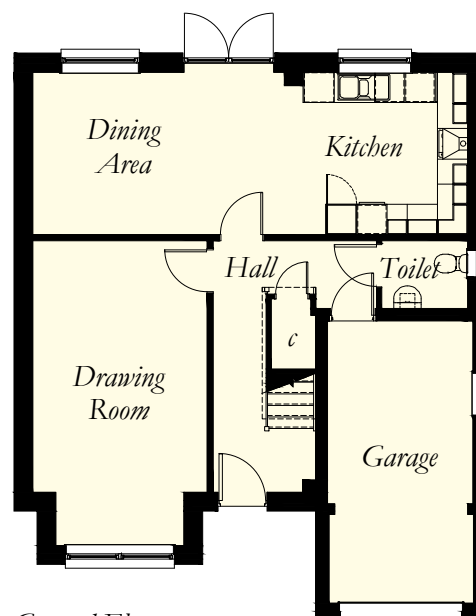
Drawing Room	3445 x 4990	(11'3" x 16'4")	Plus Bay Window Recess
Kitchen / Dining Area	8620 x 3220	(28'3" x 10'6")	
Toilet	1710 x 1345	(5'7" x 4'4")	
Garage	2880 x 5595	(9'5" x 18'4")	

### First Floor

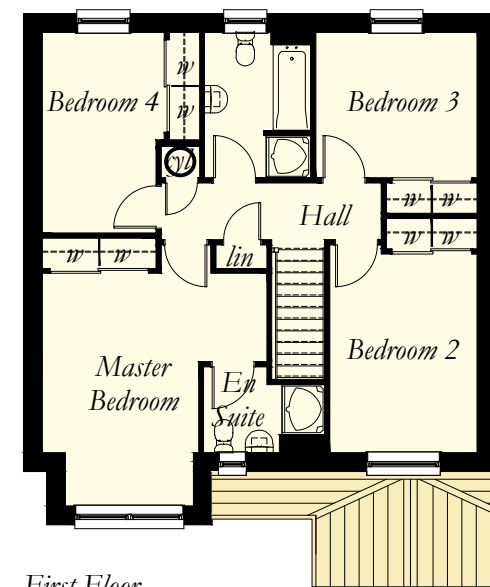
Master Bedroom	3095 x 3560	(10'1" x 11'8")	Plus Bay Window & Dressing Area Recess
Master En Suite	1500 x 1710	(4'11" x 5'7")	Plus Shower Recess
Bedroom 2	2920 x 3950	(9'6" x 12'11")	Plus Entrance Recess
Bedroom 3	3200 x 2890	(10'5" x 9'5")	
Bedroom 4	2412 x 3980	(7'10" x 13'0")	Maximum Size
Bathroom	2100 x 2890	(6'10" x 9'5")	

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 138.04 sq m 1486 sq ft**



Ground Floor



First Floor