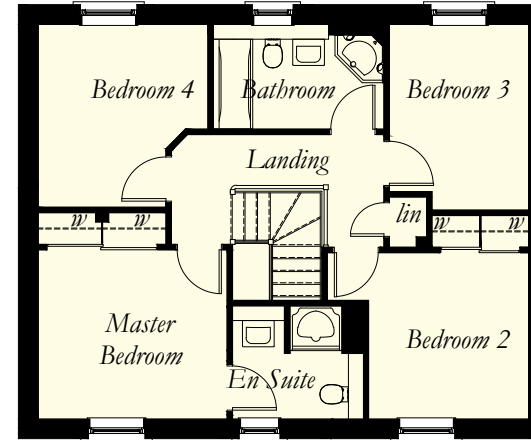


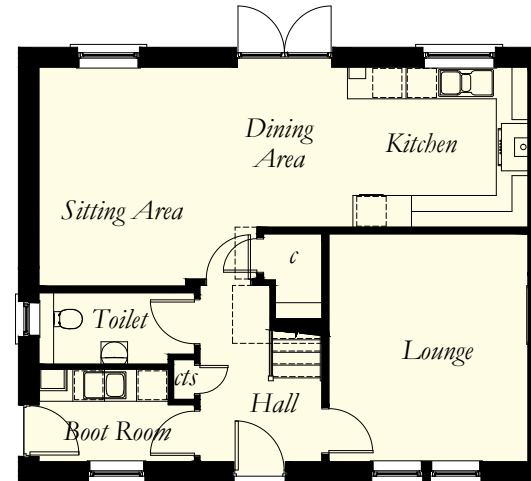


# MELFORT

4 Bedroom Detached Villa



First Floor



Ground Floor

## Room Sizes

### Ground Floor

|                |             |                 |               |
|----------------|-------------|-----------------|---------------|
| Lounge         | 3757 x 4307 | (12'3" x 14'1") |               |
| Kitchen/Dining | 5118 x 3025 | (16'9" x 9'11") |               |
| Sitting Area   | 4117 x 4135 | (13'6" x 13'6") | Maximum Sizes |
| Boot Room      | 2952 x 1747 | (9'8" x 5'8")   | Maximum Sizes |
| Toilet         | 2952 x 1348 | (9'8" x 4'5")   | Maximum Sizes |

### First Floor

|                |             |                 |               |
|----------------|-------------|-----------------|---------------|
| Master Bedroom | 3566 x 3200 | (11'8" x 10'5") |               |
| En Suite       | 2470 x 2140 | (8'1" x 7'0")   | Maximum Sizes |
| Bedroom 2      | 3017 x 3142 | (9'10" x 10'3") |               |
| Bedroom 3      | 2625 x 3511 | (8'7" x 11'6")  | Maximum Sizes |
| Bedroom 4      | 3204 x 3453 | (10'6" x 11'3") | Maximum Sizes |
| Bathroom       | 3224 x 1980 | (10'6" x 6'5")  |               |

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 137.13 Sq M 1476 Sq Ft**