

The Lerryn

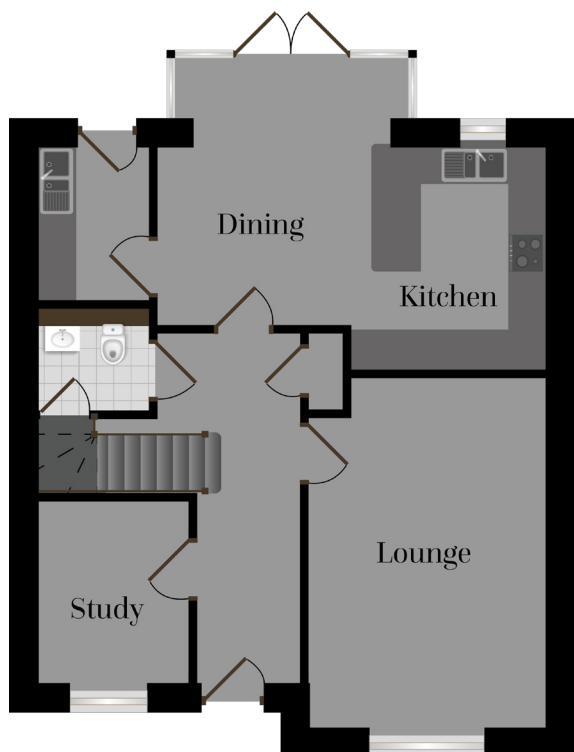
Gwel Fenten - No. 16

Gwel Tregennow - No. 26, 27, 29, 30, 33, 34,
39, 40, 43 & 46

'The Lerryn' delivers a traditional family home offering spacious and versatile accommodation. Impressive open plan kitchen/dining/family room featuring a large glazed bay to the rear garden, as well as an adjoining utility room, formal sitting room and a 3rd reception room offering a study, play room or snug. The first floor enjoys four bedrooms with master en suite facilities and externally the Lerryn benefits from an enclosed rear garden, parking and garage.



GROUND FLOOR



Kitchen	5.95m x 3.40m	19.52ft x 11.15ft
Lounge	5.37m x 3.64m	17.62ft x 11.94ft
Study	2.80m x 2.30m	9.19ft x 7.55ft
Utility		

FIRST FLOOR



Bedroom 1	3.98m x 3.64m	13.06ft x 11.94ft
Bedroom 2	3.64m x 3.66m	11.94ft x 12.01ft
Bedroom 3	4.00m x 2.80m	13.12ft x 9.19ft
Bedroom 4	2.94m x 2.87m	9.65ft x 9.42ft

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.