



Rosa, Ferry Loan, Alexandria, G83 0UW

welcome to

Rosa, Ferry Loan

Detached Villa offering flexible layout. Hall, Lounge, New Dining Kitchen, Six Bedrooms, Dressing Rm, Master en-suite Bathroom, Shower room, Sauna. GCH, DG, Generous Gardens, Parking, Alarm, CCTV, 3 room Outhouse ideal for home office / studio or perhaps B+B concern.



Set over two levels, the flexible layout extends to 6/7 apartments which comprise T shaped hallway with storage off; Extremely well proportioned lounge and is an ideal room for entertaining / family gatherings with an ornate fire surround and corner bar; Recently re-fitted dining kitchen with extensive worktop surfaces, space for substantial table and chairs and access to rear gardens; Downstairs there is access to 3 double bedrooms with the master offering access thru French doors to a magnificent en-suite bathroom, French doors lead to the rear garden. Off the upper landing there are three double bedrooms, one of which has a dressing room off (with space for double bed within) and another which offers an en-suite shower room and six person sauna within.

The subjects are enhanced by gas central heating, double glazing, a security alarm system with CCTV.

The gardens which surround the property are landscaped and enclosed by fencework, wall and gates with a combination of really lawns, monoblocking, astroturf and split level decked areas to be enjoyed throughout all seasons. A 6-7 car monoblocked parking area is also provided at the front.

In the grounds lie a most substantial detached outhouse which must be viewed to be appreciated. At present the floorspace within this building is split into three rooms which would surely lend themselves to a number of uses.

Reception Hall

Lounge

26' 9" max x 22' 9" (8.15m max x 6.93m)

Dining Kitchen

22' x 11' 5" (6.71m x 3.48m)

Bedroom 1

14' 4" x 12' 1" (4.37m x 3.68m)

En-Suite Bathroom

Bedroom 2

10' 8" x 10' 2" (3.25m x 3.10m)

Bedroom 3

10' 3" x 8' 10" (3.12m x 2.69m)

Bedroom 4

19' x 11' max (5.79m x 3.35m max)

Bedroom 5

19' 5" x 11' 8" max (5.92m x 3.56m max)

En-Suite Shower Room

Sauna Room

Bedroom 6

16' 11" x 11' 8" max (5.16m x 3.56m max)

Dressing Room

11' 9" x 8' 6" (3.58m x 2.59m)



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Tenure: Freehold

offers over
£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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