



## Hendrefoilan Park, £379,995

- Open plan kitchen/dining room with french doors to rear garden
- Floor-to-ceiling windows throughout the home
- Separate study/bedroom four
- Utility room with units and cloakroom
- Family bathroom and en-suite to master bedroom
- EPC Rating: Awaiting



 4  2  2





## About the property

The three-storey, 4-bedroom Oswald is an ideal choice for families. This property is incredibly spacious and thoughtfully laid out. The living/family room can be found on the ground floor along with a separate utility room and cloakroom, and an open plan kitchen/diner. On the first floor, you'll find the living room area with bedroom two which could alternatively be used as a handy office! The second floor features three more bedrooms, with the main bedroom benefiting from an en-suite, and a modern family bathroom. The addition of French doors and floor-to-ceiling windows throughout the home allows natural light to enter all day long.



## Accommodation

### Ground Floor

#### Hallway

#### Living Room

11' 5" x 17' 1" Max ( 3.48m x 5.21m Max )

#### Bedroom Two

9' 9" x 9' 1" ( 2.97m x 2.77m )

#### Cloakroom

### Lower Ground Floor

#### Kitchen

17' 1" x 12' 1" ( 5.21m x 3.68m )

#### Dining/family Room

9' 1" x 18' 7" ( 2.77m x 5.66m )

#### Utility Room

6' 6" x 13' 4" ( 1.98m x 4.06m )

#### Cloakroom

### First Floor

#### Bedroom One

8' x 9' 1" ( 2.44m x 2.77m )

#### En-Suite

#### Bedroom Three

9' 1" x 9' 1" ( 2.77m x 2.77m )

#### Bedroom Four

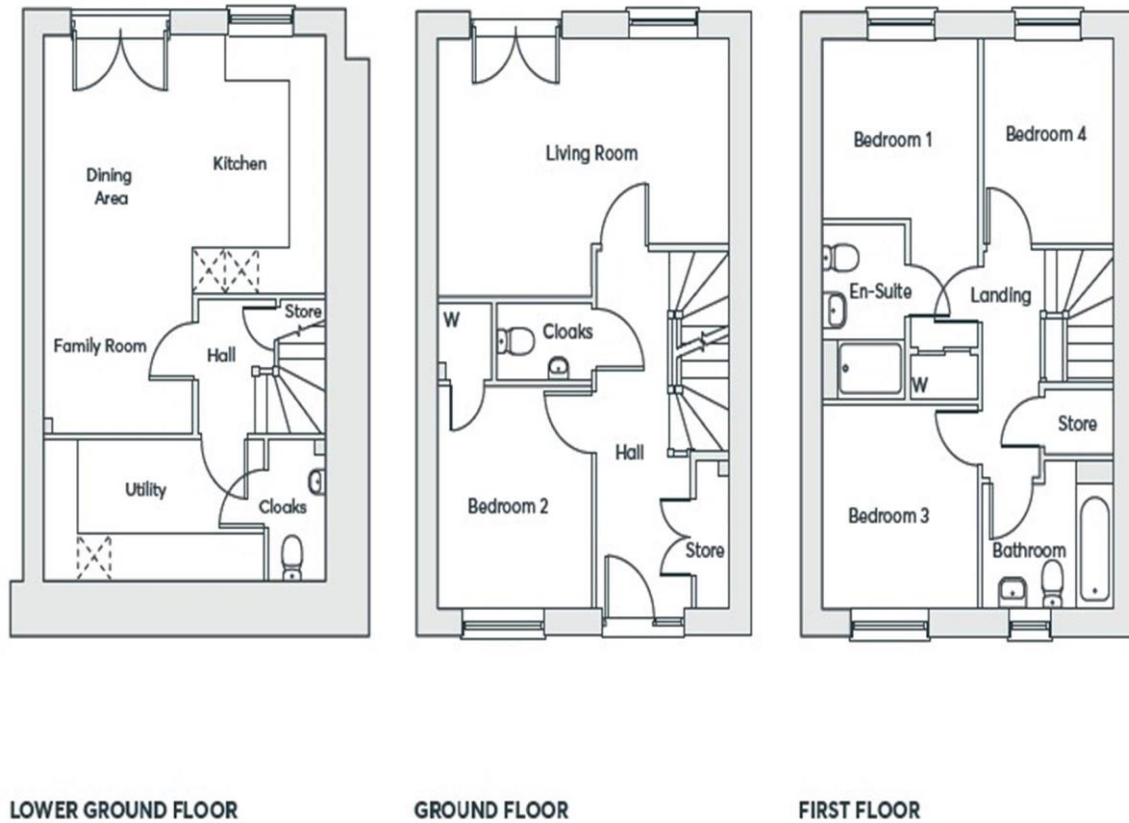
7' 3" x 9' 1" ( 2.21m x 2.77m )

#### Bedroom

### Disclaimer

Images shown are computer generated.

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.