

# The Lerryn

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.



Computer Generated Image



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## GROUND FLOOR:

### Kitchen / Dining

5.95m x 3.40m (19'5" x 11'1")

### Living Area

5.40m x 3.80m (17'7" x 12'4")

### Study

2.80m x 2.35m (9'1" x 7'7")

## FIRST FLOOR:

### Bedroom One

4.00m x 3.80m (13'1" x 12'4")

### Bedroom Two

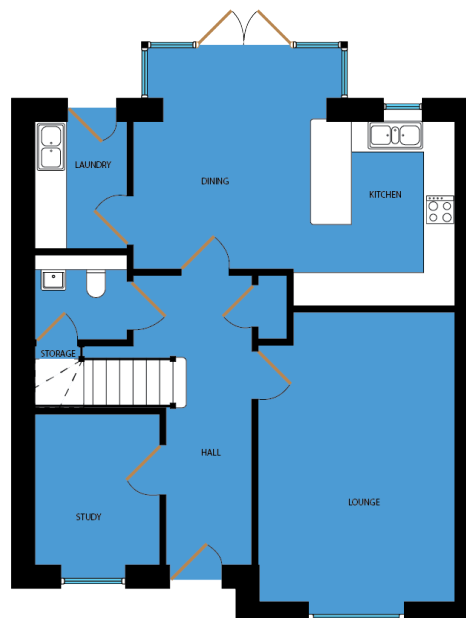
4.00m x 2.85m (13'1" x 9'3")

### Bedroom Three

3.70m x 3.05m (12'1" x 10'0")

### Bedroom Four

3.15m x 2.90m (10'3" x 9'5")



GROUND FLOOR



FIRST FLOOR

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.

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