

## THE LILAC

The Lilac is a three bedroom property.

Featuring an open plan kitchen/diner with a separate utility room, French doors to the rear garden, separate lounge, downstairs WC, an integral garage and rear garden.

The first floor comprises of three bedrooms, two of which are doubles, an ensuite to the master bedroom and a family bathroom.



## THE LILAC FEATURES

French doors opening onto rear garden

Separate living room

Ensuite to master bedroom

Private driveway



### GROUND FLOOR

	METRES	FEET & INCHES
Kitchen/Dining	5.39 x 3.26	17' 8" x 10' 8"
Utility	1.62 x 1.20	5' 4" x 3' 11"
Living Room	2.73 x 4.71	10' 4" x 15' 1"
WC	1.62 x 1.36	5' 4" x 4' 6"
Garage	3.10 x 6.00	10' 2" x 19' 8"



### FIRST FLOOR

	METRES	FEET & INCHES
Bedroom 1	3.70 x 3.96	12' 2" x 13' 0"
Ensuite	1.43 x 2.74	4' 8" x 9' 0"
Bedroom 2	2.75 x 3.73	9' 0" x 12' 3"
Bedroom 3	2.73 x 2.74	9' 0" x 9' 0"
Bathroom	3.31 x 2.07	10' 10" x 6' 9"

