



The Merlot



PRINCE'S
WHARF

SA1





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Bedrooms: 3
Living Area: 126m² | 1,351ft²



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Property Description

Introducing The Merlot: A modern, spacious three bedroom home spread over three floors. The ground floor includes a double bedroom, cloakroom and access into the integral garage with some plots having access to a private garden. On the first floor there's a spacious open plan kitchen/dining space and lounge, whilst the second floor features the Master en-suite and further bedroom along with a family bathroom. All floors are accessed via a central staircase.

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Ground Floor

Metres	Feet
Garage	
6.02 x 3.08	19'9" x 10'1"
Bedroom 3	
3.77 x 3.34	12'4" x 10'11"
WC	
1.40 x 1.36	4'7" x 4'5"

1

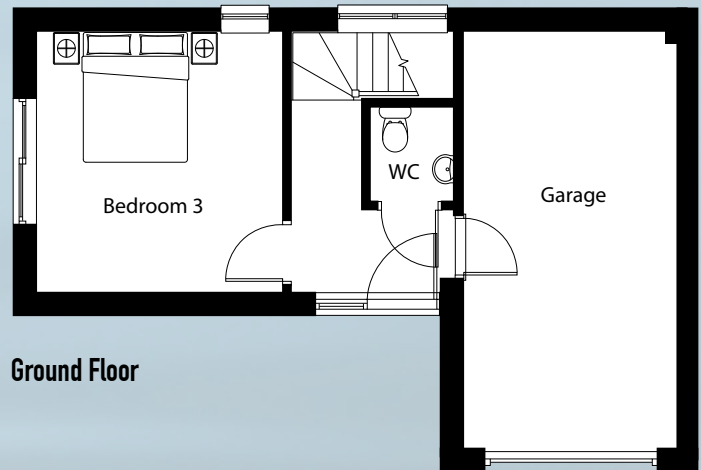
First Floor

Metres	Feet
Lounge	
3.77 x 3.34	12'4" x 10'11"
Kitchen/Dining	
6.02 x 3.08	19'9" x 10'1"

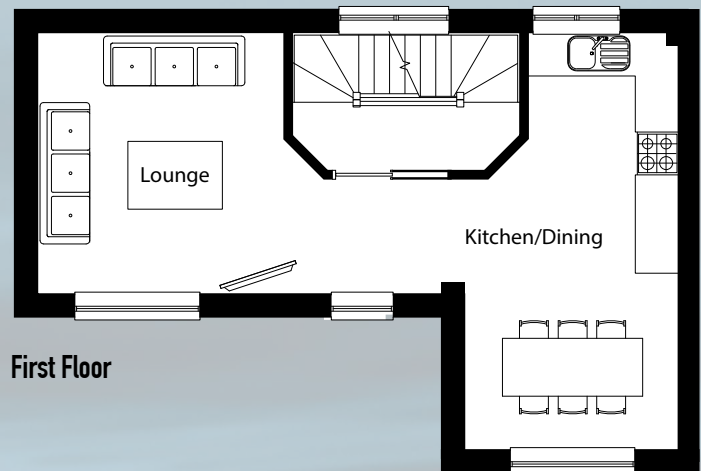
2

Second Floor

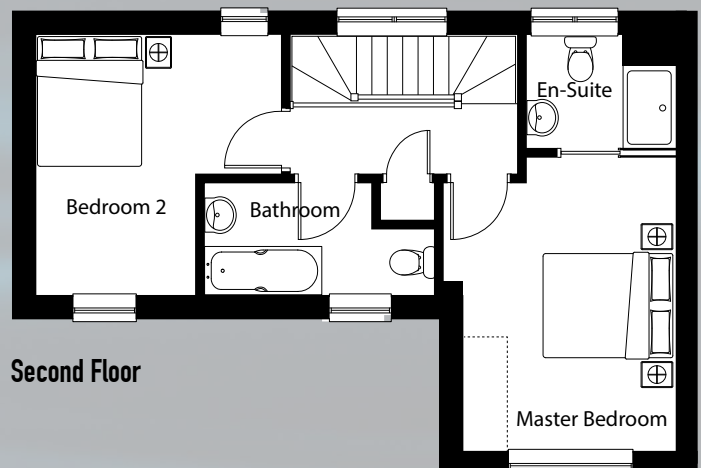
Metres	Feet
Master Bedroom	
4.25 x 3.37	13'11" x 11'1"
En-Suite	
2.18 x 1.65	7'1" x 5'5"
Bedroom 2	
3.77 x 3.34	12'4" x 10'11"
Bathroom	
3.34 x 1.63	10'11" x 5'4"



Ground Floor



First Floor



Second Floor

Internal floor layouts and dimensions may be subject to alteration.
All computer generated imagery and floorplans are for illustrative purposes only.