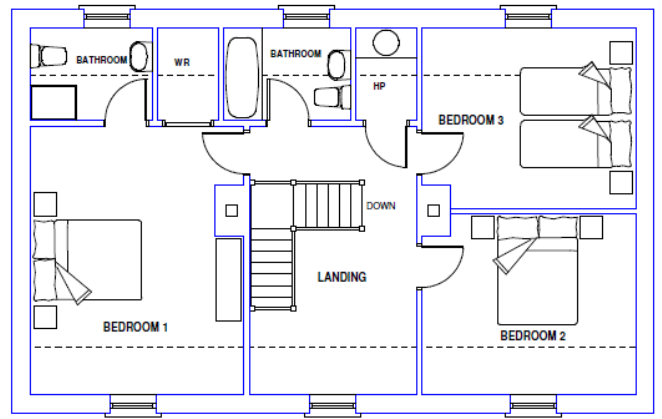


GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION

Design: **130**. Design Name: **Ardsallagh**

Floor Area: **175.92**

Frontage: **12.61**

Overall Height: **8.11**

Description: One and a half storey dwelling with modest floor area and a traditional style elevation. The accommodation is well laid out for family living. The study could be utilised as a bedroom if required. Provision is made for a cooker in the kitchen and a stove/fireplace in the sitting room. The main bedroom has a bathroom ensuite. A large walk-in wardrobe is provided, opening off the landing. The exterior is finished with napped plaster and the roof is slated.

Dimensions:

Ground floor

Kitchen/dining room	7.21	M	x	4.20	M
Utility room	2.26	M	x	1.83	M
Study	4.20	M	x	3.00	M
Toilet	1.83	M	x	1.50	M
Hall & stairs	3.29	W	-		
Sitting room	4.20	M	x	4.11	M

First floor

*Bedroom 1	5.28	M	x	4.20	M
Bathroom ensuite	2.40	M	x	1.83	M
Bedroom 2	4.20	M	x	3.55	M
Bedroom 3	4.20	M	x	3.55	M
Bathroom	2.49	M	x	1.83	M
Landing with stairs & walk in hot press.					

Notes

*Excluding wardrobe.