



FRONT ELEVATION

Design: **100**. Design Name: **Dunsany**  
 Floor Area: **194.76**  
 Frontage: **17.18**  
 Overall Height: **7.27**

**Description:** Attractive dormer house with accommodation well laid out and suitable for family living. One bedroom with bathroom ensuite is located at ground floor level. A corner fireplace is fitted in the living room suitable for an inset stove. Two double size bedrooms and a bathroom are located on the upper floor. The elevation has a rendered finish and a slated roof. The entrance porch prevents excessive heat loss.

**Dimensions:**

**Ground floor**

Kitchen/dining room	4.76	M	x	4.20	M
Utility room	2.20	M	x	2.00	M
Toilet	1.50	M	x	1.50	M
Living room	4.65	M	x	4.53	M
Sun room	4.50	M	x	4.20	M
Hall & stairs	2.40	W	-		
Porch	2.00	M	x	1.96	M
Bedroom 1	4.65	M	x	3.60	M
Bathroom ensuite	3.35	M	x	1.70	M
Study	4.65	M	x	3.60	M

**First floor**

Bedroom 2	4.80	M	x	4.65	M
*Bedroom 3	4.07	M	x	4.80	M
Bathroom	2.69	M	x	1.75	M
Landing & stairs.					

**Notes**

\*Excluding wardrobe.