



Design: **131**. Design Name: **Slane**

Floor Area: **247.62**

Frontage: **15.12**

Overall Height: **8.44**

**Description:** Traditional one and a half storey residence with well laid out accommodation. The ground floor plan has one bedroom ensuite and a large study. The enclosed porch ensures minimum heat loss. The upper floor has three double sized bedrooms, one with a bathroom ensuite. Generous storage areas are provided. The front elevation has up and down sash windows and a simple rendered finish. The roof is finished with slates.

**Dimensions:**

**Ground floor**

Kitchen/dining room	5.60	M	x	3.60	M
Utility room	3.00	M	x	2.40	M
Toilet	2.40	M	x	1.50	M
Study	4.00	M	x	3.56	M
Sitting room	5.60	M	x	4.50	M
Hall & stairs	3.00	W	-		
Porch	3.00	M	x	1.80	M
*Bedroom 1	4.73	M	x	3.90	M
Bathroom ensuite	2.50	M	x	1.60	M

**First floor**

*Bedroom 2	5.02	M	x	5.48	M
Bathroom ensuite	2.82	M	x	2.81	M
*Bedroom 3	4.82	M	x	3.66	M
*Bedroom 4	4.82	M	x	3.98	M
Bathroom	2.81	M	x	2.40	M
Walk-in hotpress	2.81	M	x	1.85	M
Landing with storage press	3.00	W	-		

**Notes**

\*Excluding wardrobe.