



FRONT ELEVATION

Design: **86**. Design Name: **Clonfane**

Floor Area: **236.30**

Frontage: **\*17.63**

Overall Height: **6.73**

**Description:** Attractive dormer house with raised gables and traditional sash windows. Suitable for family occupation, two bedrooms are located at ground floor level. The upper floor has three good sized bedrooms and a bathroom. The roof is finished with slates and the exterior is finished with napped plaster.

**Dimensions:**

**Ground floor**

Kitchen/dining room	7.28	M	x	4.30	M
Utility room	2.90	M	x	1.66	M
Sunroom	4.00	M	x	3.60	M
Sitting room	5.20	M	x	4.30	M
Porch	1.86	M	x	1.80	M
**Bedroom 1	4.30	M	x	3.70	M
Ensuite bathroom	2.40	M	x	1.60	M
Bedroom 2 (or study)	4.38	M	x	3.50	M
Bathroom	2.90	M	x	1.66	M
Hall & stairs	4.15	W	-		

**First floor**

Bedroom 3	4.30	M	x	4.00	M
Bedroom 4	3.51	M	x	2.97	M
Bedroom 5	4.00	M	x	3.71	M
Bathroom	3.00	M	x	1.86	M

\*Including sun room.

\*\*Excluding wardrobe.