



FRONT ELEVATION SCALE 1:50

Design: **168**. Design Name: **Balrath**

Floor Area: **197.02**

Frontage: **12.62**

Overall Height: **8.46**

**Description:** Simple form two storey dwelling with large family rooms and four bedrooms on the first floor level. The master bedroom has a bathroom ensuite and a walk-in wardrobe. Pocket doors provide access directly between the sitting room and the dining room. The elevation has a rendered finish and a slated roof. Windows have vertical emphasis.

**Dimensions:**

**Ground floor**

Kitchen/living room	5.90	M	x	4.50	M
Sitting room	4.25	M	x	4.50	M
Dining room	4.50	M	x	3.45	M
Bathroom	2.70	M	x	1.60	M
Utility room	4.50	M	x	2.00	M
Draught porch	2.38	M	x	1.91	M
Hall & stairs	2.70	W	-		

**First floor**

Bedroom 1	5.50	M	x	4.50	M
Ensuite bathroom	2.80	M	x	2.40	M
Walk-in wardrobe	2.40	M	x	1.60	M
Bedroom 2	4.50	M	x	3.54	M
Bedroom 3	3.05	M	x	2.75	M
Bedroom 4	3.05	M	x	2.70	M
Bathroom	3.05	M	x	1.70	M
Landing & stairs	2.70	W	-		