



Design: **169**. Design Name: **Drumbaragh**
 Floor Area: ***216.73**
 Frontage: ***17.08**
 Overall Height: **8.26**

Description: Hipped roof two storey dwelling with integral garage, of traditional proportions and a rendered finish externally. Well laid out family accommodation with four bedrooms and a study on the first floor, all within a modest floor area.

Dimensions:

Ground floor

| | | | | | |
|---------------------|------|---|---|------|---|
| Kitchen/dining room | 7.10 | M | x | 3.35 | M |
| Dining room | 3.50 | M | x | 3.35 | M |
| Utility room | 3.44 | M | x | 2.00 | M |
| Toilet | 2.00 | M | x | 1.60 | M |
| Integral garage | 5.48 | M | x | 4.00 | M |
| Sitting room | 4.54 | M | x | 4.11 | M |
| Family room | 4.74 | M | x | 4.11 | M |
| Hall & stairs | 2.28 | W | - | | |

First floor

| | | | | | |
|---------------------------------|------|---|---|------|---|
| Bedroom 1 | 4.08 | M | x | 3.35 | M |
| Ensuite bathroom | 2.13 | M | x | 1.42 | M |
| Bedroom 2 | 4.11 | M | x | 3.36 | M |
| Bedroom 3 | 4.11 | M | x | 3.44 | M |
| Bedroom 4 | 3.35 | M | x | 2.89 | M |
| Study | 2.28 | M | x | 2.61 | M |
| Bathroom | 2.74 | M | x | 2.13 | M |
| Landing with walk-in hot press. | | | | | |

**Including integral garage.*