



FRONT ELEVATION

Design: **129**. Design Name: **Ardraccan**

Floor Area: **209.68**

Frontage: **13.15**

Overall Height: **7.32**

**Description:** One and a half storey dwelling with traditional elevation and natural stone features. The roof profile is off-set and in a farmhouse style. The layout presents contemporary features and well laid out accommodation including a conservatory style sunroom opening off the kitchen.

**Dimensions:**

**Ground floor**

*Kitchen/living room	<b>6.90</b>	M	x	<b>6.30</b>	M
Sunroom	<b>3.50</b>	M	x	<b>2.50</b>	M
Utility room	<b>3.02</b>	M	x	<b>2.00</b>	M
Pantry	<b>2.00</b>	M	x	<b>1.40</b>	M
Sitting room	<b>5.00</b>	M	x	<b>4.20</b>	M
Porch	<b>1.80</b>	M	x	<b>1.80</b>	M
**Bedroom 1	<b>3.45</b>	M	x	<b>2.46</b>	M
Bathroom	<b>2.23</b>	M	x	<b>2.09</b>	M
Entrance hall with stairs.					

**First floor**

**Bedroom 2	<b>5.00</b>	M	x	<b>3.90</b>	M
Bathroom ensuite	<b>2.98</b>	M	x	<b>2.55</b>	M
***Bedroom 3	<b>5.00</b>	M	x	<b>4.05</b>	M
Bathroom	<b>3.63</b>	M	x	<b>2.55</b>	M
***Bedroom 4	<b>5.00</b>	M	x	<b>4.26</b>	M
Landing with walk-in hot press		W	-		

\*Average.

\*\*Excluding wardrobe.

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