



Design: **165**. Design Name: **Ballyclare**  
 Floor Area: **130.36**  
 Frontage: **10.03**  
 Overall Height: **8.25**

**Description:** Traditional two storey farmhouse. The roof is hipped and finished with slates. We have indicated one bedroom at ground floor level. View from the kitchen/dining room to the front and side of house. Three family sized bedrooms on the upper floor. The house has a rendered finish externally.

**Dimensions:**

**Ground floor**

Kitchen/dining room	<b>4.81</b>	M	x	<b>3.65</b>	M
Sitting room	<b>3.65</b>	M	x	<b>3.65</b>	M
Utility room	<b>3.58</b>	M	x	<b>1.87</b>	M
Toilet	<b>1.87</b>	M	x	<b>1.40</b>	M
Hall & stairs	<b>1.93</b>	W	-		
*Bedroom 4	<b>3.65</b>	M	x	<b>3.04</b>	M

**First floor**

Bedroom 1	<b>3.65</b>	M	x	<b>3.65</b>	M
Ensuite/WC	<b>2.00</b>	M	x	<b>0.83</b>	M
Bedroom 2	<b>3.65</b>	M	x	<b>3.65</b>	M
Bedroom 3	<b>3.65</b>	M	x	<b>3.04</b>	M
Bathroom	<b>3.65</b>	M	x	<b>2.10</b>	M
Landing & stairs	<b>1.93</b>	W	-		

\*Excluding wardrobe.