



FRONT ELEVATION

Design: **91**. Design Name: **Spiddal**

Floor Area: **164.71**

Frontage: **12.48**

Overall Height: **7.20**

Description: A compact dormer home with a modest floor area and full family accommodation. Bedroom 2 on the ground floor may be used as a study. Pocket sliding doors connect the kitchen/dining and sitting room. Built-in wardrobes are provided in two bedrooms. The draught porch and high insulation values ensure a good energy rating. The front elevation is in cottage style with natural stone and vertical emphasis windows.

Dimensions:

Ground floor

Kitchen/dining room	5.63	M	x	4.46	M
Utility room	3.30	M	x	1.20	M
Bathroom	3.30	M	x	2.13	M
Sitting room	4.73	M	x	4.26	M
Hall	2.10	W	-		
Draught porch	2.10	M	x	1.70	M
*Bedroom 1	4.73	M	x	3.81	M
*Bedroom 2	4.46	M	x	2.50	M

First floor

**Bedroom 3	4.73	M	x	4.60	M
Bedroom 4	4.73	M	x	4.60	M
Landing with hot press	2.10	W	-	2.10	
Bathroom	1.94	M	x	1.80	M

*Excluding wardrobe.

**Average.