



Computer-generated visual subject to change.



TAMLAGHT
BAY

THE SHEARWATER

TOTAL FLOOR AREA: 1,175 SQ. FT. APPROX.

3 BEDROOM

OPTION A

3 GOLA ROAD, TAMLAGHT
028 6602 2200
www.watterspropertysales.co.uk

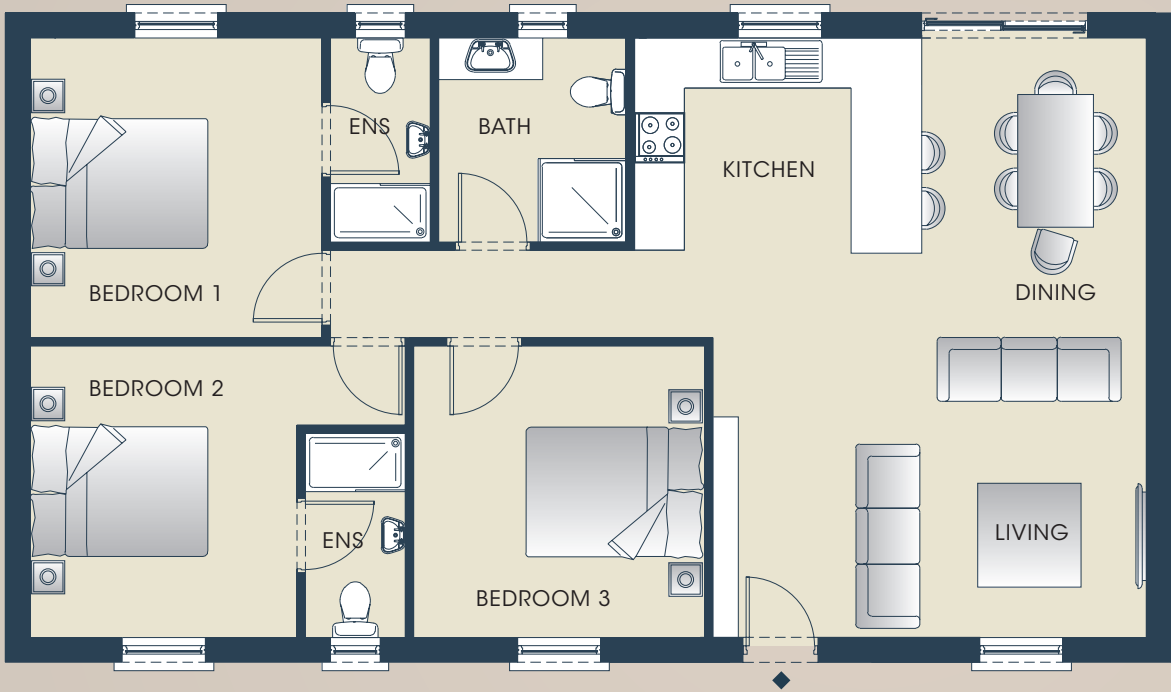


THE SHEARWATER

TOTAL FLOOR AREA: 1,175 SQ. FT. APPROX.

3 BEDROOM

OPTION A



SITE LAYOUT

DIMENSIONS

Living / Dining / Kitchen	7.20 x 6.60m	23'6" x 21'7" max
Bedroom 1	3.60 x 3.50m	11'8" x 11'4" max
Ensuite	2.45 x 1.20m	8'1" x 3'10"
Bedroom 2	4.50 x 3.50m	14'8" x 11'4" max
Ensuite	2.45 x 1.20m	8'0" x 3'10"
Bedroom 3	3.50 x 3.50m	11'4" x 11'4"
Bathroom	2.45 x 1.80m	8'0" x 5'10"

Disclaimer: These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact, and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. All measurements of area are quoted as Net Sales Area, calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to any property. Computer-generated images and internal photographs are for illustrative purposes only. The site layout is indicative only, is not to scale and may be amended, revised or altered by the Developer at its sole discretion during the course of the development. Plans are not to scale and all dimensions shown are approximate. E. & O.E.

