

# THE BALLYLOWEN A87.2



SALES AND INFORMATION

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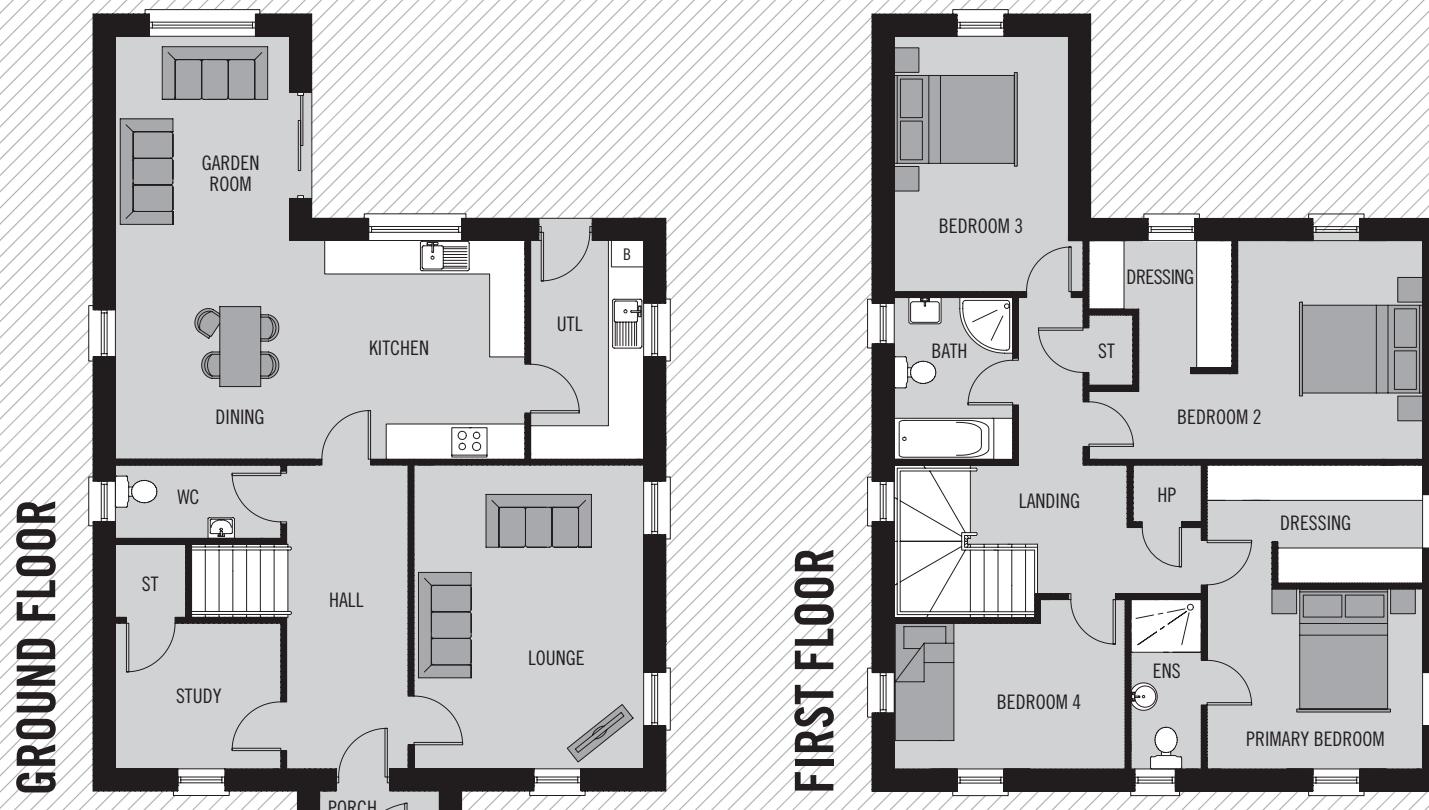
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## GROUND FLOOR

|                  |              |               |
|------------------|--------------|---------------|
| LOUNGE           | 5.18 x 3.92m | 16'9" x 12'8" |
| KITCHEN / DINING | 6.99 x 3.73m | 22'9" x 12'2" |
| GARDEN ROOM      | 3.48 x 2.97m | 11'4" x 9'7"  |
| UTILITY          | 3.73 x 1.92m | 12'2" x 6'2"  |
| STUDY            | 2.82 x 2.48m | 9'2" x 8'1"   |
| WC               | 2.82 x 1.25m | 9'2" x 4'1"   |

|                 |              |                   |
|-----------------|--------------|-------------------|
| PRIMARY BEDROOM | 3.67 x 3.07m | 12'0" x 10'0" MIN |
| DRESSING        | 3.67 x 2.01m | 12'0" x 6'5" MAX  |
| ENSUITE         | 2.89 x 1.20m | 9'4" x 3'9"       |
| BEDROOM 2       | 5.69 x 3.73m | 18'6" x 12'2" MAX |
| DRESSING        | 2.44 x 2.17m | 8'0" x 7'1" MAX   |
| BEDROOM 3       | 4.35 x 2.97m | 14'2" x 9'7"      |
| BEDROOM 4       | 3.94 x 2.89m | 12'9" x 9'4" MAX  |
| BATHROOM        | 2.76 x 2.02m | 9'0" x 6'6"       |

**TOTAL FLOOR AREA: 186M<sup>2</sup> OR 2,004 FT<sup>2</sup> APPROX.**

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