

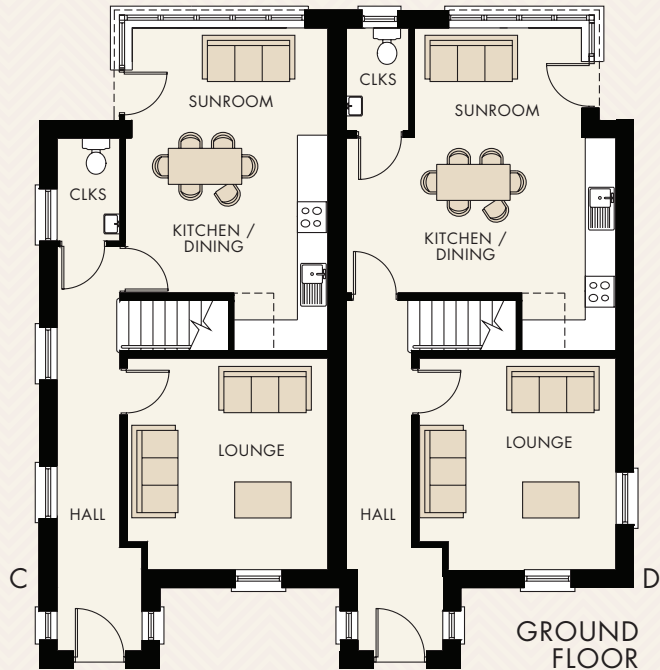


**BASHFORD  
PARK**  
CARRICKFERGUS

THE  
ELLERBY



# THE ELLERBY (RENDER)



## TOTAL FLOOR AREAS

C: 1,070 FT<sup>2</sup> APPROX.

D: 1,083 FT<sup>2</sup> APPROX.

### GROUND FLOOR (TYPE C)

ENTRANCE HALL	
LOUNGE (MAX)	13'9" x 13'1"
KITCHEN / DINING (MAX)	13'9" x 13'1"
SUNROOM	13'1" x 6'7"
CLOAKROOM	6'6" x 4'2"

### FIRST FLOOR (TYPE C)

MASTER BEDROOM	10'6" x 10'1"
ENSUITE	6'6" x 5'8"
BEDROOM 2 (MIN)	10'2" x 9'4"
BEDROOM 3	10'6" x 7'2"
BATHROOM	7'10" x 6'10"

### GROUND FLOOR (TYPE D)

ENTRANCE HALL	
LOUNGE (MAX)	13'9" x 12'10"
KITCHEN / DINING (MAX)	17'6" x 13'9"
SUNROOM	10'7" x 7'0"
CLOAKROOM	6'6" x 4'4"

### FIRST FLOOR (TYPE D)

MASTER BEDROOM (MAX)	11'1" x 10'6"
ENSUITE	6'6" x 5'8"
BEDROOM 2 (MIN)	10'7" x 9'3"
BEDROOM 3 (MAX)	10'6" x 8'0"
BATHROOM	7'10" x 6'6"