

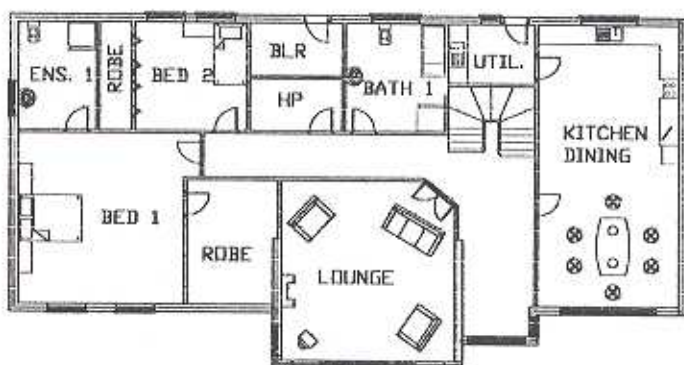
# THE BALLYSPURGE



GROUND FLOOR

## GROUND FLOOR

|                  |                |
|------------------|----------------|
| KITCHEN / DINING | 4450 x 9000    |
| UTILITY          | 14'6" x 29'6"  |
|                  | 2720 x 1870    |
|                  | 8' 9" x 6'1"   |
| LOUNGE           | 5790 x 5450    |
|                  | 19'0" x 17'10" |
| BATH 1           | 3150 x 3450    |
|                  | 10'3" x 11'3"  |
| BED 1            | 5000 x 5450    |
|                  | 16'3" x 17'10" |
| BED 2            | 3450 x 3600    |
|                  | 11'3" x 11'8"  |
| ENS. 1           | 2400 x 3400    |
|                  | 7'8" x 11'3"   |
| BLR              | 1675 x 2900    |
|                  | 5'3" x 5'3"    |
| HP               | 1675 x 2900    |
|                  | 5'5" x 5'5"    |

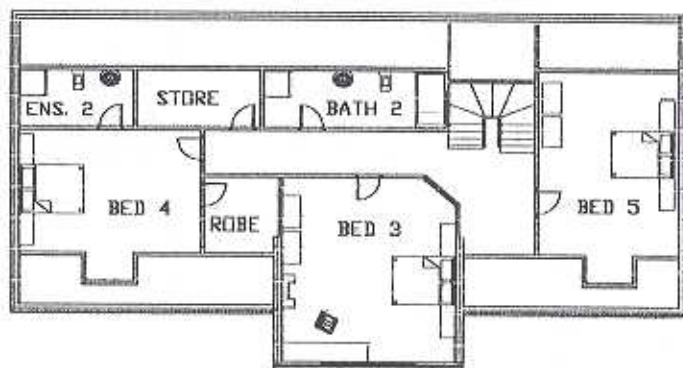


FIRST FLOOR

TOT GND FLOOR AREA: 196m2  
2110 Sq. ft

## ATTIC CONVERSION

|        |               |
|--------|---------------|
| BATH 2 | 7080 x 1800   |
|        | 23'2" x 5'9"  |
| STORE  | 3870 x 1800   |
|        | 12'6" x 5'9"  |
| BED 3  | 5550 x 5700   |
|        | 18'2" x 18'6" |
| BED 4  | 5900 x 4300   |
|        | 19'2" x 14'1" |
| BED 5  | 4450 x 3800   |
|        | 14'6" x 12'3" |
| ENS. 2 | 3560 x 1800   |
|        | 11'6" x 5'9"  |



TOT ATTIC FLOOR AREA: 196m2  
2110 Sq. ft

NET FLOOR AREA: 392m2  
4220 Sq. ft

