

# Clos Coegnant

House Type 7

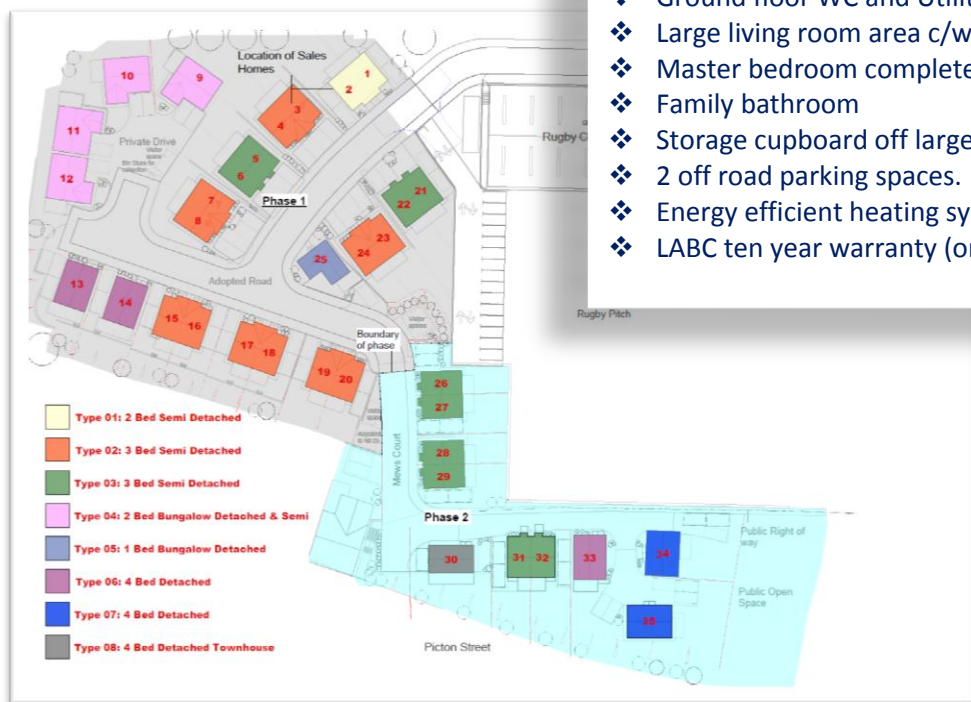
4 Bedroom Detached



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location**

#### Key features

- ❖ Spacious kitchen with option for breakfast dining area.
- ❖ Spacious kitchen
- ❖ Oven, hob and extractor fan
- ❖ Large Entrance hall c/w under stair cupboard storage
- ❖ Ground floor WC and Utility room off kitchen area
- ❖ Large living room area c/w with French doors to rear garden
- ❖ Master bedroom complete with En Suite
- ❖ Family bathroom
- ❖ Storage cupboard off large landing area
- ❖ 2 off road parking spaces.
- ❖ Energy efficient heating systems
- ❖ LABC ten year warranty (or similar approved)



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The dimensions shown are approximate and the precise measurements may vary.



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### 4 Bedroom Detached

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## ELEVATION PLANS

Kindly note the above drawings are not to scale



FRONT ELEVATION (01) | 1:50



SIDE ELEVATION (02) | 1:50



REAR ELEVATION (03) | 1:50



SIDE ELEVATION (04) | 1:50



PROPOSED ELEVATION OF HOUSE WITH RENDER BAND (IN LOCATIONS AS IDENTIFIED ON DRAWING PL 110) | 1:100

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#### Ground Floor

|           |   |
|-----------|---|
| Dining Rm | 3.255m x 2.950m<br>10' 7" x 9' 8"             |
| Living Rm | 6.377m x 3.490m<br>20' 11" x 11' 5"           |
| Kitchen   | 3.561m(max) x 3.538m<br>11' 8" (max) x 11' 7" |
| Hall      | 2.700m (max) x 2.080m<br>8' 10" x 6' 10"      |
| WC        | 1.796m x 1.095m<br>5' 11" x 3' 7"             |
| Utility   | 2.146m x 1.796m<br>7' 0" x 5' 11"             |

#### First Floor

|         |   |
|---------|---|
| Bed 1   | 3.390m (max) x 3.355 (max)<br>11' 1" (max) x 11' 0" (max) |
| Ensuite | 2.617m x 1.250 (max)<br>8' 7" (max) x 4' 1" (max)         |
| Bed 2   | 3.355m (max) x 2.85 (max)<br>11' 0" (max) x 9' 4" (max)   |
| Bed 3   | 3.490m (max) x 3.10 (max)<br>11' 5" (max) x 10' 2" (max)  |
| Bed 4   | 3.583m (max) x 3.20 (max)<br>11' 9" (max) x 10' 6" (max)  |
| Bath Rm | 2.755m x 1.65 (max)<br>9' 0" (max) x 5' 5" (max)          |

Kindly note that all the above dimensions are approximate and will be subject to finishing plasterboard and skim coat tolerances. Final measurements will be available upon request prior to completion of sales.

## LAYOUT PLANS



GROUND FLOOR PLAN | 1:50



FIRST FLOOR PLAN | 1:50

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