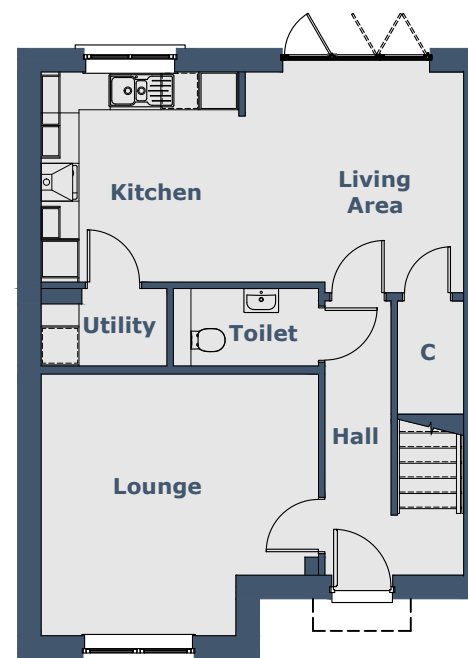
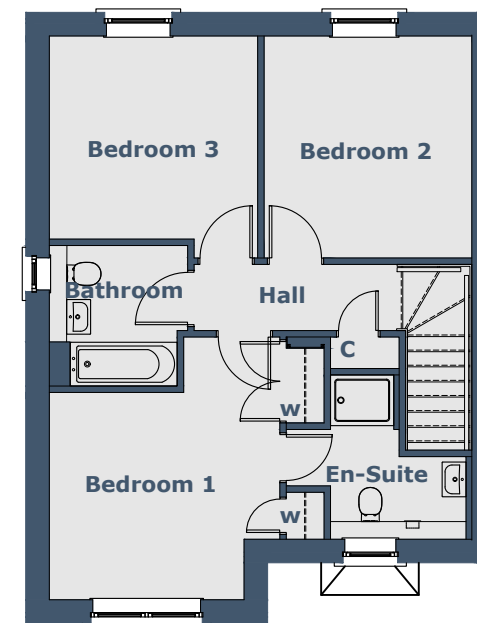




## COULIN 3 Bedroom Semi Detached Villa



Ground Floor



First Floor

### Room Sizes

| Ground Floor   | Metric (mm) | Imperial (ft/in) |                      |
|----------------|-------------|------------------|----------------------|
| Lounge         | 4400 x 4155 | 14'5" x 13'7"    | Maximum Sizes        |
| Kitchen/Dining | 6705 x 3335 | 21'11" x 10'11"  |                      |
| Utility        | 1995 x 1230 | 6'6" x 4'0"      |                      |
| Toilet         | 2305 x 1230 | 7'6" x 4'0"      | Maximum Sizes        |
| First Floor    |             |                  |                      |
| Bedroom 1      | 3660 x 3290 | 12'0" x 10'9"    | Excludes Door Recess |
| En Suite 1     | 2150 x 2605 | 7'0" x 8'6"      | Maximum Sizes        |
| Bedroom 2      | 3295 x 3525 | 10'9" x 11'6"    |                      |
| Bedroom 3      | 3310 x 3225 | 10'10" x 10'6"   | Excludes Door Recess |
| Bathroom       | 2195 x 2230 | 7'2" x 7'3"      | Maximum Sizes        |

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 113.06m<sup>2</sup> (1217ft<sup>2</sup>)**