

# GLEN BRUAR 4 Bedroom Villa



## Room Sizes

### Ground Floor

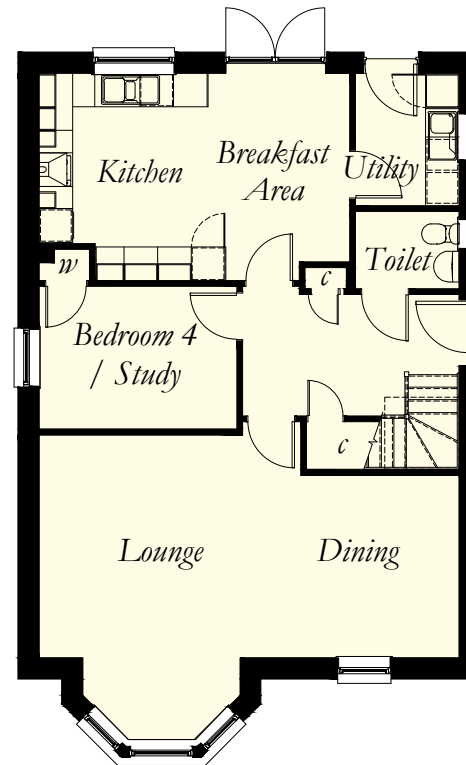
Lounge	4670 x 3975	(15'3" x 13'0")	Plus Bay Window
Dining	2830 x 3255	(9'3" x 10'8")	
Kitchen / Breakfast Area	5550 x 3700	(18'2" x 12'1")	Maximum Sizes
Utility	1850 x 2360	(6'0" x 7'8")	
Bedroom 4 / Study	3530 x 2540	(11'6" x 8'3")	
Toilet	1850 x 1385	(6'0" x 4'6")	

### First Floor

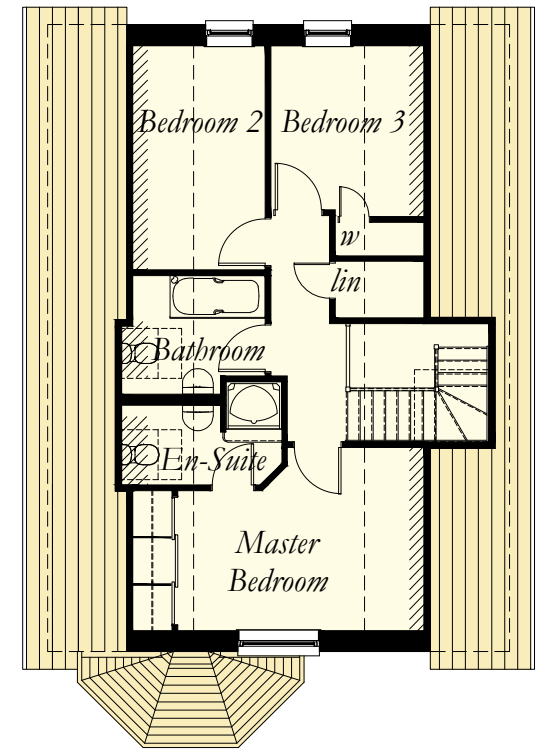
Bedroom 1	3900 x 3190	(12'9" x 10'5")	Maximum Sizes
En Suite	2180 x 1425	(7'1" x 4'8")	Plus Shower Recess
Bedroom 2	2000 x 3920	(6'6" x 12'10")	
Bedroom 3	2400 x 3050	(7'10" x 10'0")	
Bathroom	2000 x 2150	(6'6" x 7'0")	Maximum Sizes

N.B. Room Sizes Exclude Wardrobes


**Gross Floor Area 137.21 sq m 1477 sq ft**



Ground Floor Plan



First Floor Plan

 Denotes Floor Area with less than 1.5m clear height. Room sizes exclude hatched areas