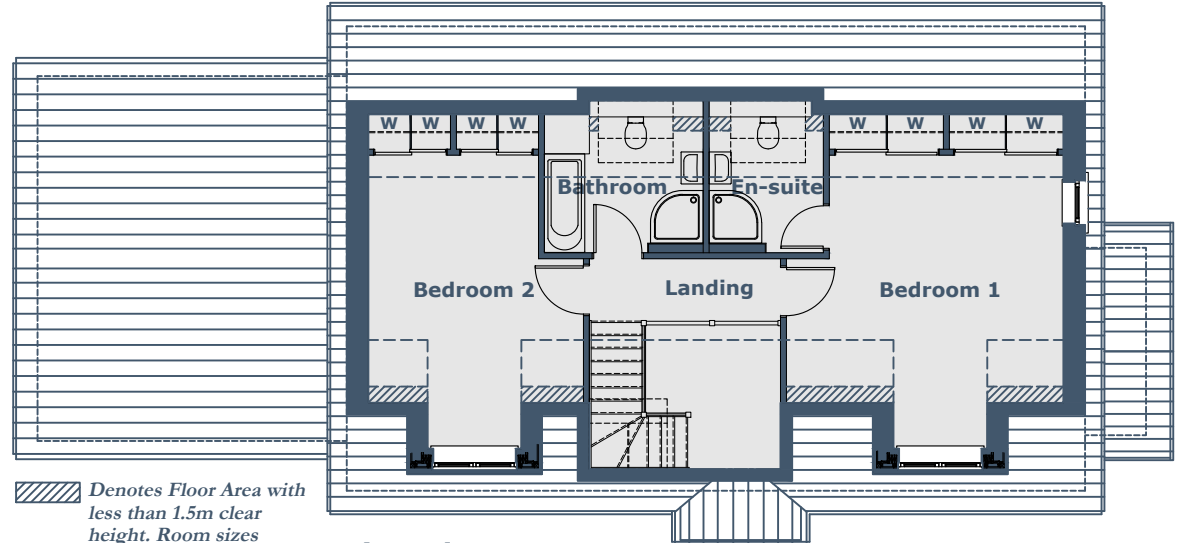
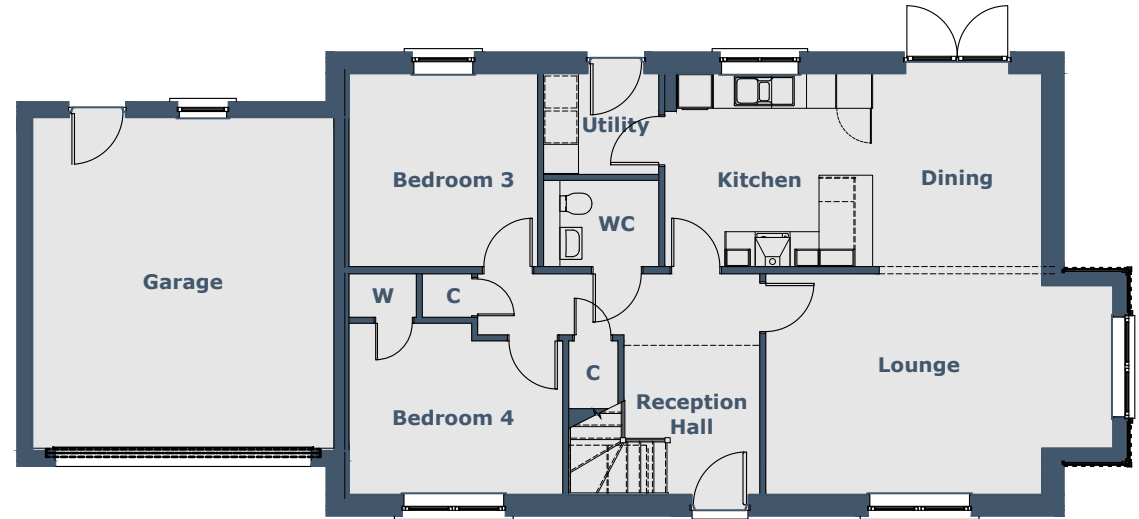




# APPIN 4 Bedroom Detached Villa



**First Floor**



**Ground Floor**

## Room Sizes

Ground Floor	Metric (mm)	Imperial (ft/in)	
Lounge	4750 x 3970	15'7" x 13'0"	Excluding Bay Window
Kitchen	3690 x 3320	12'1" x 10'10"	
Dining	2800 x 3445	9'2" x 11'3"	
Utility	1980 x 1735	6'5" x 5'8"	
Bedroom 3	3245 x 3320	10'7" x 10'10"	
Bedroom 4	3675 x 2945	12'0" x 9'7"	Maximum Sizes
Toilet	1980 x 1480	6'5" x 4'10"	
Garage	5185 x 5735	17'0" x 18'9"	
First Floor			
Bedroom 1	4760 x 3980	15'7" x 13'0"	Maximum Sizes Excluding
En Suite	1965 x 2100	6'5" x 6'10"	
Bedroom 2	3700 x 3980	12'1" x 13'0"	Maximum Sizes Excluding
Bathroom	2730 x 2100	8'11" x 6'10"	

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 150.66m<sup>2</sup> (1622ft<sup>2</sup>)**