

**PLEASE NOTE:**

Derham Barry Architects have not carried out any form of Condition Survey to the existing Property and we would strongly advise that a potential purchaser employs the services of a qualified Building Surveyor and/or a qualified Engineer to do so.

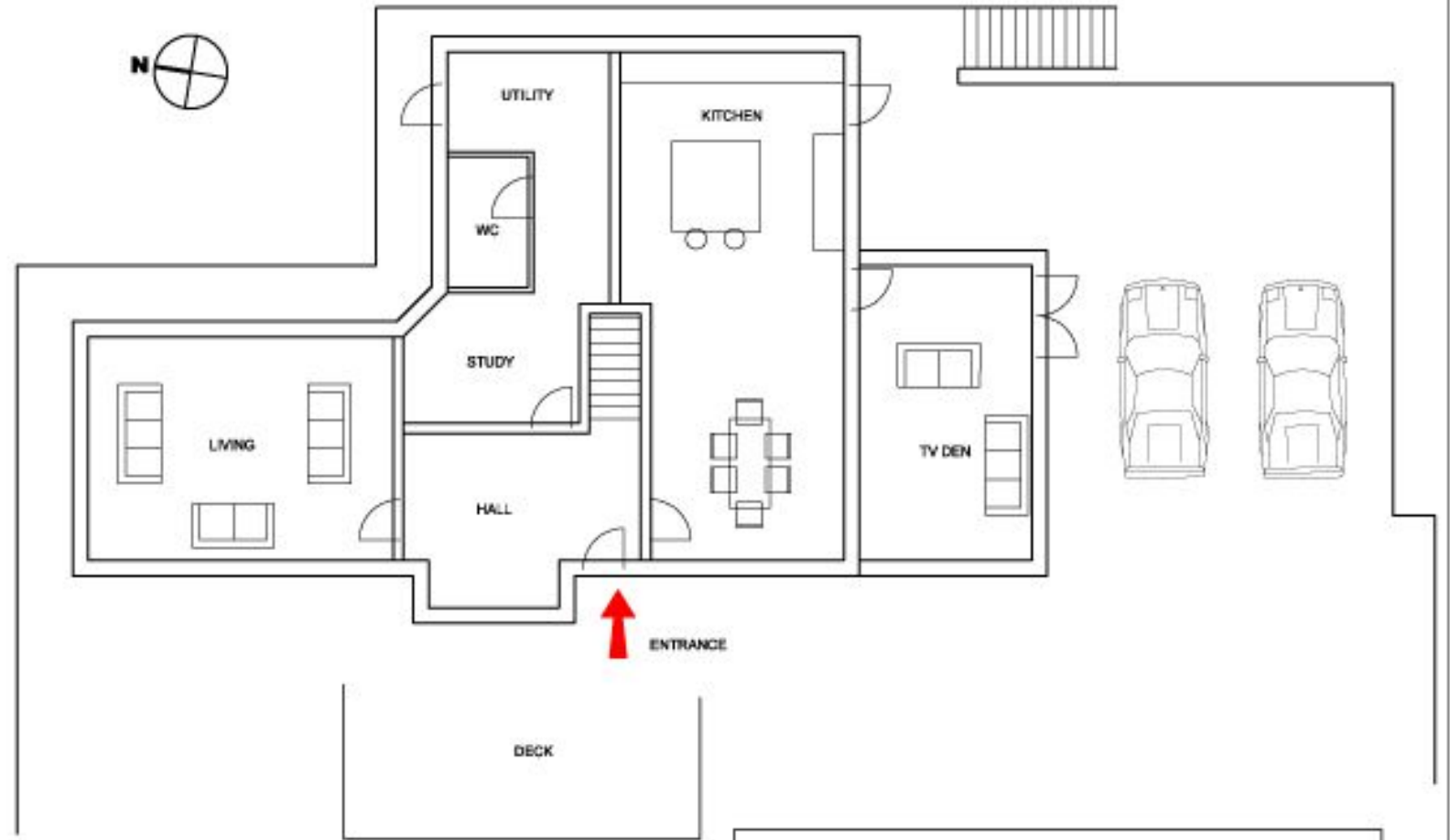
All Planning and Legal issues are to be the full responsibility of the purchasers Solicitor.

Any or All new works to the house and site may be subject to Planning Permission

These drawings are indicative only and are not to scale

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## EXISTING 4-BED DETACHED HOUSE



**EXISTING GROUND FLOOR PLAN**  
Existing Ground Floor Area Approx 135sqm

Existing Total House Floor Area Approx 240sqm



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## EXISTING 4-BED DETACHED HOUSE



### EXISTING FIRST FLOOR PLAN

Existing First Floor Area Approx 105sqm



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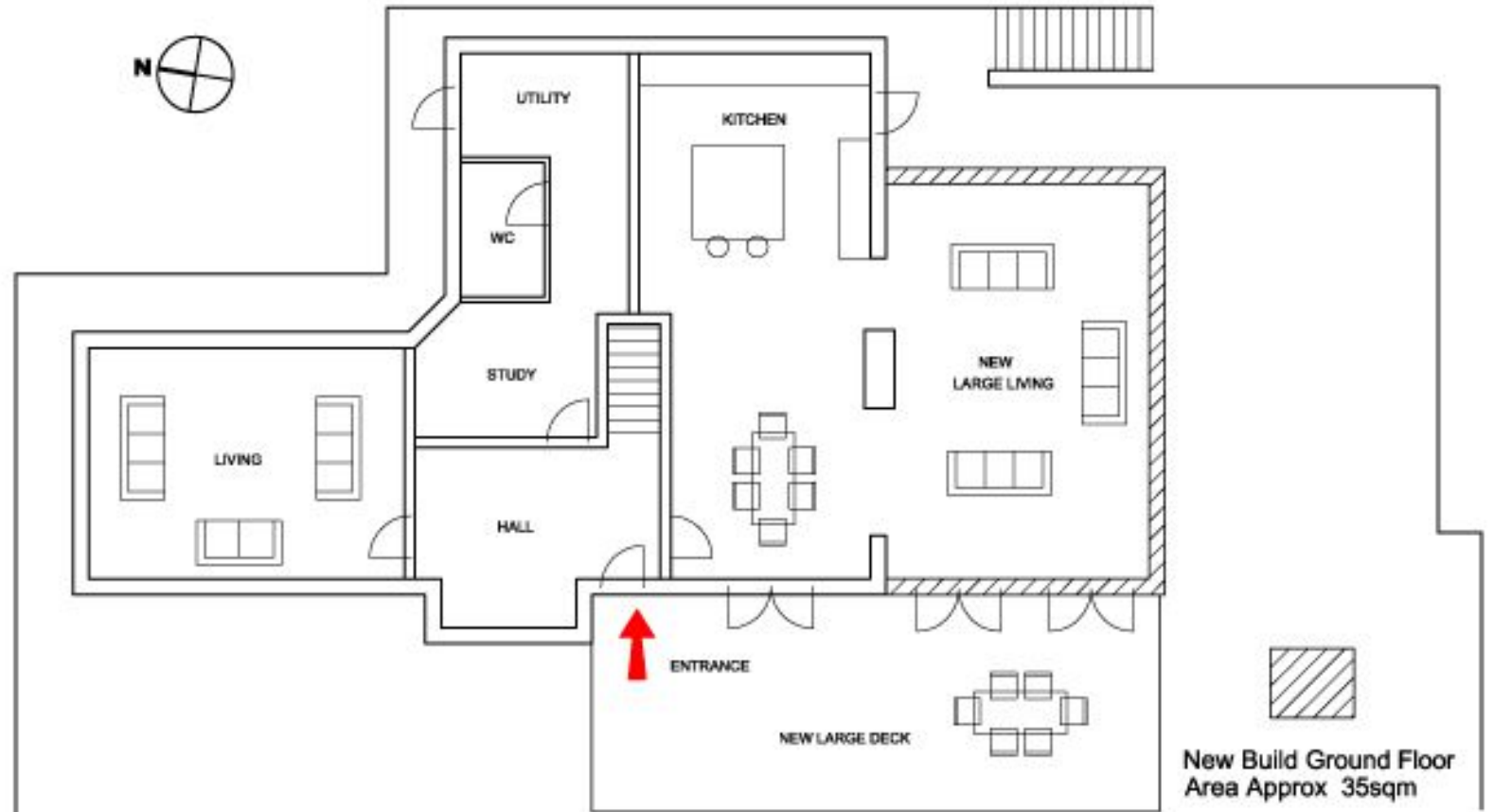
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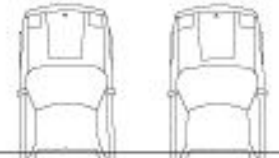
# PROPOSED REMODELLED 4-BED DETACHED HOUSE



## PROPOSED GROUND FLOOR PLAN

Proposed Ground Floor Area Approx 150sqm

Total New Remodelled House Floor Area Approx 285sqm



Ardeevin, Carrickbrack Road, Howth

Dwg No:03



**DERHAM BARRY ARCHITECTS**  
9 APPIAN WAY, RANELAGH, DUBLIN 6  
TEL NO: 086-8106453/086-8353071 Email: info@derhambarry.com

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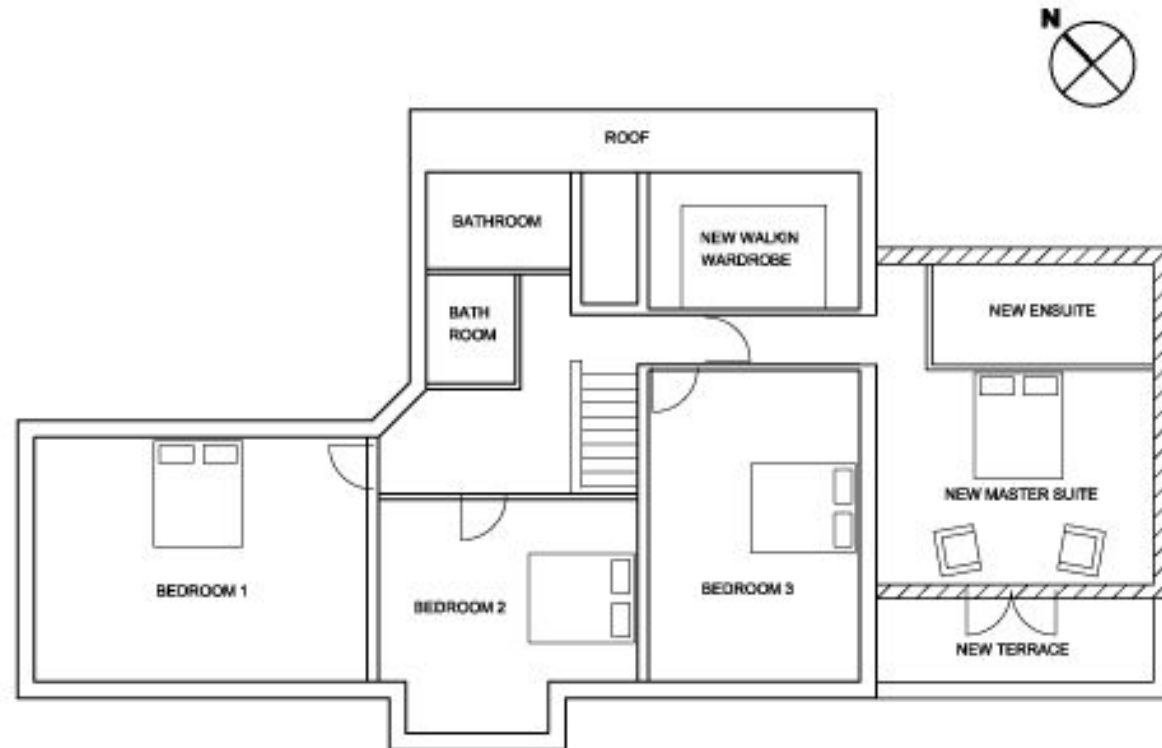
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# PROPOSED REMODELLED 4-BED DETACHED HOUSE



## PROPOSED FIRST FLOOR PLAN

Proposed First Floor Area Approx 135sqm



New Build First Floor  
Area Approx 30sqm



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Photo of existing house



Perspective of proposed extended house

Ardeevin, Carrickbrack Road, Howth

Dwg No:05



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TEL NO: 086 - 8106453/086-8353071 Email: info@derhambarry.com