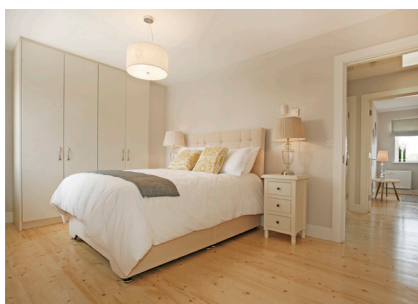


The PRIMROSE TYPE C

c. 166 sqm | 4 Bed Semi-Detached

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by Clancy Homes



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The Primrose Type C

4 Bed Semi (2.5 Storey)

Arranged over 3 floors, this ideal 4-bedroom home offers elegant, free flowing, open plan living space. The 1st floor is home to the main ensuite bedroom, 2 further bedrooms and family bathroom. The 2nd floor has an additional double ensuite bedroom. There is also potential to upgrade the attic to a home office. All this along with substantial garden space ensures this home is suitable for all categories of buyer.

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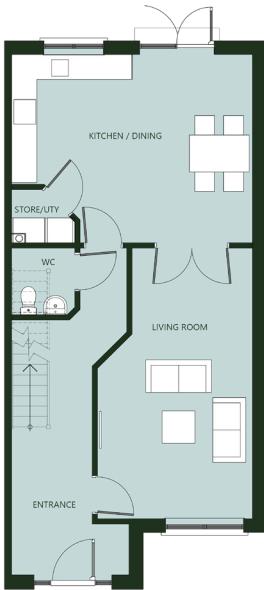
✉ frankpierce@dng.ie

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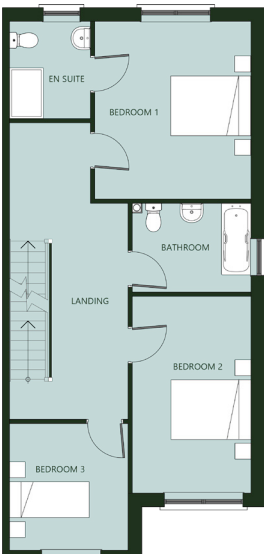
The PRIMROSE TYPE C

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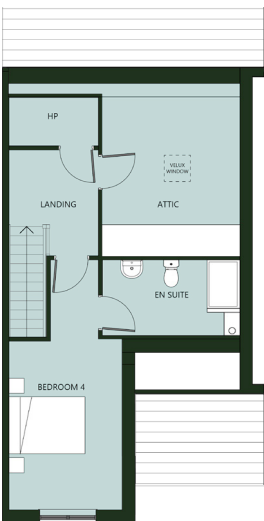
Ground Floor

Room	Metric (m)	Imperial (ft)
Living Room	6.51 x 6.68	21' 5" x 21' 11"
Kitchen / Dining	4.54 x 5.78	14' 11" x 19' 0"
Store / Utility	1.28 x 1.50	4' 2" x 4' 11"
WC	1.60 x 1.50	5' 2" x 4' 11"



First Floor

Room	Metric (m)	Imperial (ft)
Bathroom	2.82 x 2.10	9' 2" x 6' 11"
En Suite	1.93 x 2.32	6' 4" x 7' 7"
Bed 1	4.22 x 3.70	13' 10" x 12' 1"
Bed 2	4.67 x 2.82	15' 4" x 9' 2"
Bed 3	3.01 x 2.83	9' 11" x 9' 4"



Second Floor

Room	Metric (m)	Imperial (ft)
En Suite	3.39 x 1.86	11'1" x 6'1"
Hot Press	1.20 x 2.20	3'11" x 7'2"
Attic	3.39 x 2.90	11'1" x 9'6"
Bedroom 4	4.21 x 2.83	13' 10" x 9' 4"