

# THE AVA

HW02 - BRICK

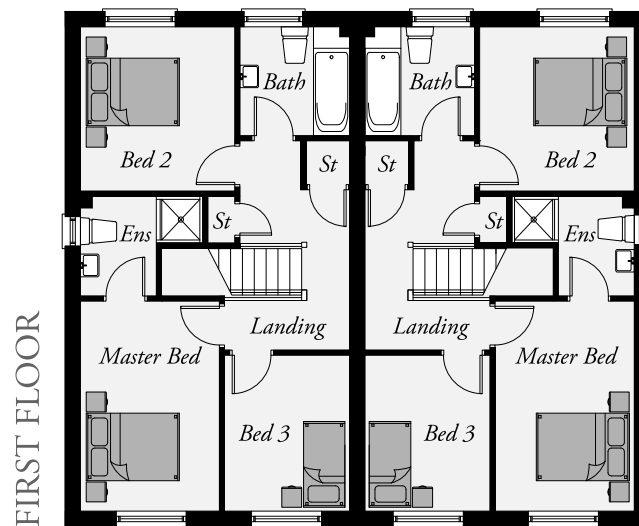
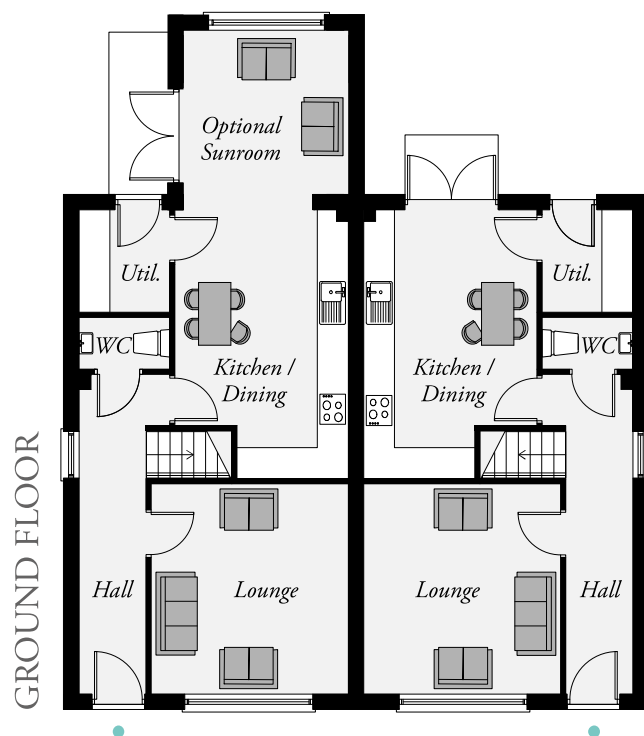


*Computer visual.*



## HELENS WOOD

RATHGAEL ROAD - BANGOR



## GROUND FLOOR

|                                  |                     |
|----------------------------------|---------------------|
| Entrance Hall (with separate WC) |                     |
| Lounge                           | 13'4" x 12'6"       |
| Kitchen / Dining                 | 17'1" x 11'0" (max) |
| Utility Room                     | 6'6" x 5'9"         |
| Optional Sunroom                 | 10'6" x 10'5"       |

## FIRST FLOOR

|                |               |
|----------------|---------------|
| Master Bedroom | 13'4" x 8'10" |
| Ensuite        |               |
| Bedroom 2      | 10'5" x 9'10" |
| Bedroom 3      | 9'11" x 7'11" |
| Bathroom       |               |

## TOTAL FLOOR AREA

1,041 sq. ft. approx.  
(With optional sunroom 1,151 sq. ft. approx.)



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