



Computer visual.

The Clontarf

The Sutton

# The Clontarf

Total Floor Area: 1237 sq ft / 115 sq. m approx.

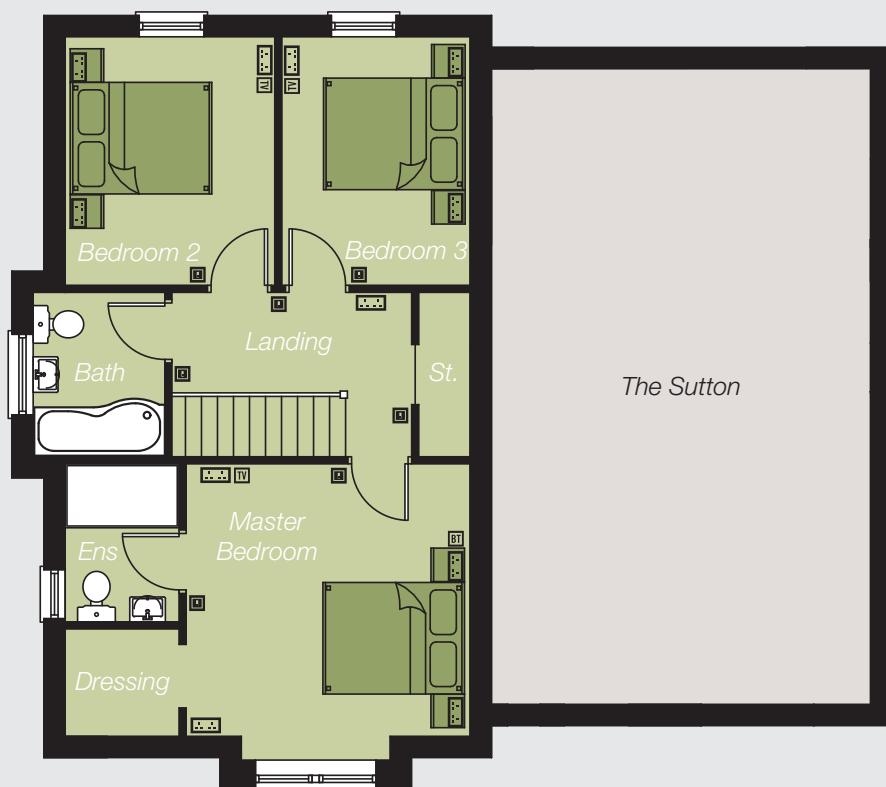


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## ASHGROVE HEIGHTS

ASHGROVE ROAD  
PORTADOWN

## First Floor

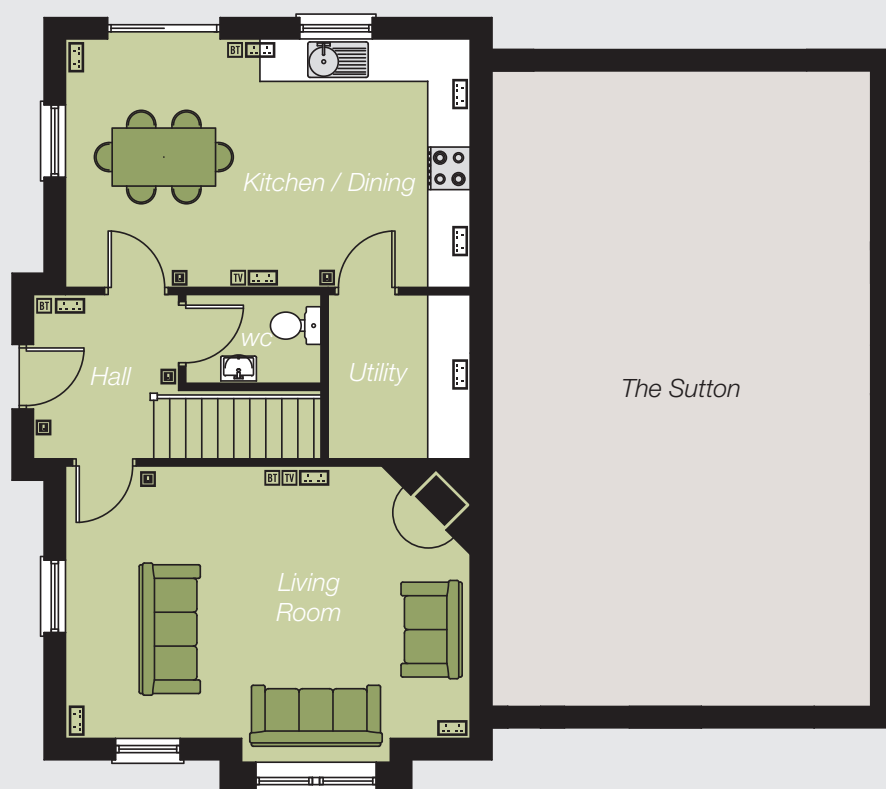


# The Clontarf

## First Floor

Master Bed (inc Bay)	13'6" x 13'0"
	4.13m x 3.99m
Ensuite and Separate Dressing	
Bedroom 2	10'9" x 9'7"
	3.30m x 2.94m
Bedroom 3	10'9" x 8'7"
	3.30m x 2.64m
Bathroom	7'6" x 6'0"
	2.31m x 1.85m

## Ground Floor



## Ground Floor

Living Room (inc Bay)	18'8" x 12'10"
	5.69m x 3.93m
Kitchen / Dining	18'8" x 10'9"
	5.69m x 3.30m
Utility Area	7'6" x 6'6"
	2.30m x 2.00m
WC	

Total Floor Area:  
1237 sq ft approx.  
115 sq m approx.

## Key

Socket	...
Light Switch	TV
Telephone Connection Point	BT
Television Connection Point	TV

The computer visual on the other side of this insert is for illustrative purposes only. Floorplans above are not to scale and all measurements are approximate. Whilst every care is taken in preparing this information, no representation is given, and it does not form any part of a contract. Any intending purchaser must satisfy himself/herself as to the correctness of each of the statements contained in these particulars. We reserve the right to alter specifications without due notice.