



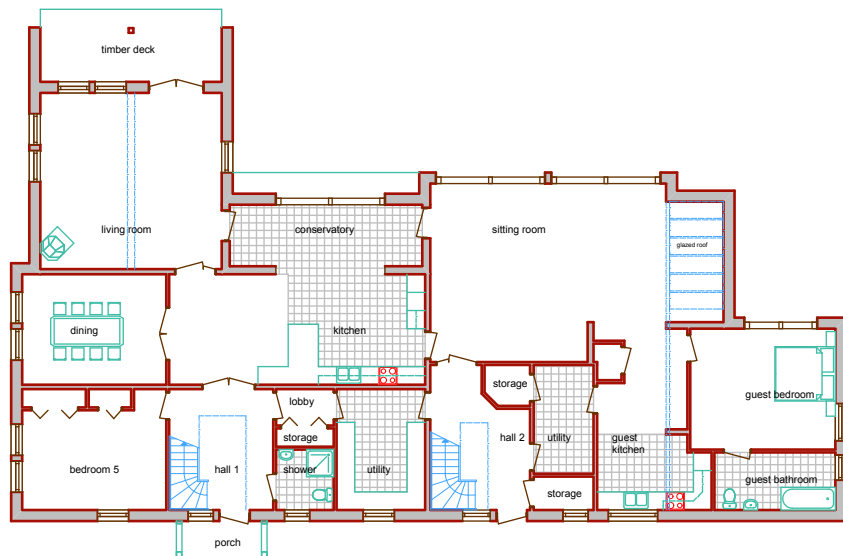
Dalsberg concept

gross external area	528 sqm / 5682 sq ft
gross internal area	482 sqm / 5188 sq ft
Overall width	27.63 m / 90' 8"
Overall depth	17.53 m / 57' 6"

- Extended family house
- Guest wing
- 7 bedrooms
- Balcony and covered terrace
- Linked conservatory
- Glazed roof

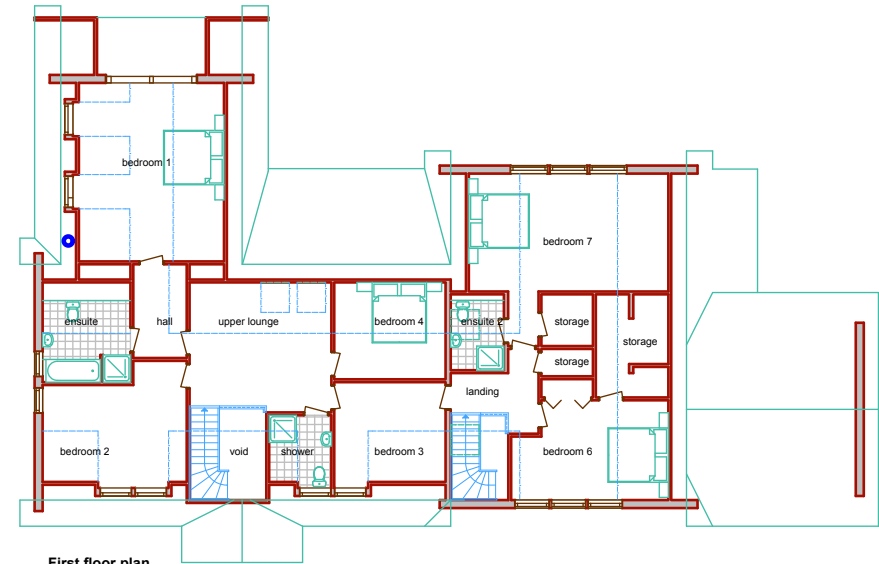
Originally built as a family home based on one of our L shaped designs, this house was extended as the family grew and now incorporates a guest wing as well as extra family space. It was designed with a balcony on bedroom one with a covered terrace beneath to take full advantage of its beautiful setting on the Emerald Isle.

Dalsberg Concept



Ground floor plan

Ground floor	metric	imperial
Hall 1	3.443 x 4.000	11' 4" x 13' 1"
Bedroom 5	4.767 x 3.300	15' 8" x 10' 10"
Cupboard	1.405 x 605	4' 7" x 2'
Cupboard	2.105 x 605	6' 11" x 2'
Kitchen	8.468 x 3.655	27' 9" x 12'
Dining room	4.767 x 3.655	15' 8" x 12'
Living room	6.000 x 5.830	19' 8" x 19' 2"
Conservatory	6.370 x 2.035	20' 11" x 6' 8"
Lobby	1.905 x 1.205	6' 3" x 3' 11"
Utility	2.930 x 4.000	9' 7" x 13' 1"
Storage	1.905 x 605	6' 7" x 2'
Shower	1.905 x 2.000	6' 7" x 6' 7"
Hall 2	3.200 x 4.800	10' 10" x 15' 9"
Sitting room	7.615 x 5.905	25' 7" x 19' 4"
Guest bedroom	4.800 x 4.000	15' 9" x 13' 1"
Guest bathroom	4.000 x 1.905	13' 1" x 6' 7"
Guest kitchen	2.985 x 4.200	12' 5" x 13' 5"
Cupboard	805 x 1.210	2' 8" x 4'
Utility	1.980 x 3.600	6' 6" x 11' 10"
Storage	1.505 x 1.355	4' 11" x 4' 5"
Storage	1.980 x 1.105	6' 6" x 3' 8"



First floor plan

First floor	metric	imperial
Upper lounge	4.691 x 4.300	15' 5" x 14' 1"
Bedroom 2	4.767 x 3.205	15' 8" x 10' 6"
Hall	1.767 x 3.100	5' 10" x 10' 2"
Ensuite	2.905 x 2.700	9' 6" x 8' 10"
Bedroom 1	4.800 x 5.905	15' 9" x 19' 4"
Bedroom 4	3.682 x 3.205	12' 1" x 10' 6"
Bedroom 3	3.682 x 3.300	12' 1" x 10' 10"
Shower	2.085 x 2.205	6' 9" x 7' 3"
Landing	2.905 x 2.005	9' 6" x 6' 7"
Bedroom 7	6.600 x 3.900	21' 8" x 12' 10"
Ensuite 2	1.760 x 2.510	5' 9" x 8' 3"
Storage	1.705 x 1.710	5' 7" x 5' 7"
Storage	1.705 x 905	5' 7" x 3'
Bedroom 6	5.200 x 3.300	17' 1" x 10' 10"
Cupboard	1.705 x 605	5' 7" x 2'
Storage	2.400 x 3.410	7' 10" x 11' 6"