



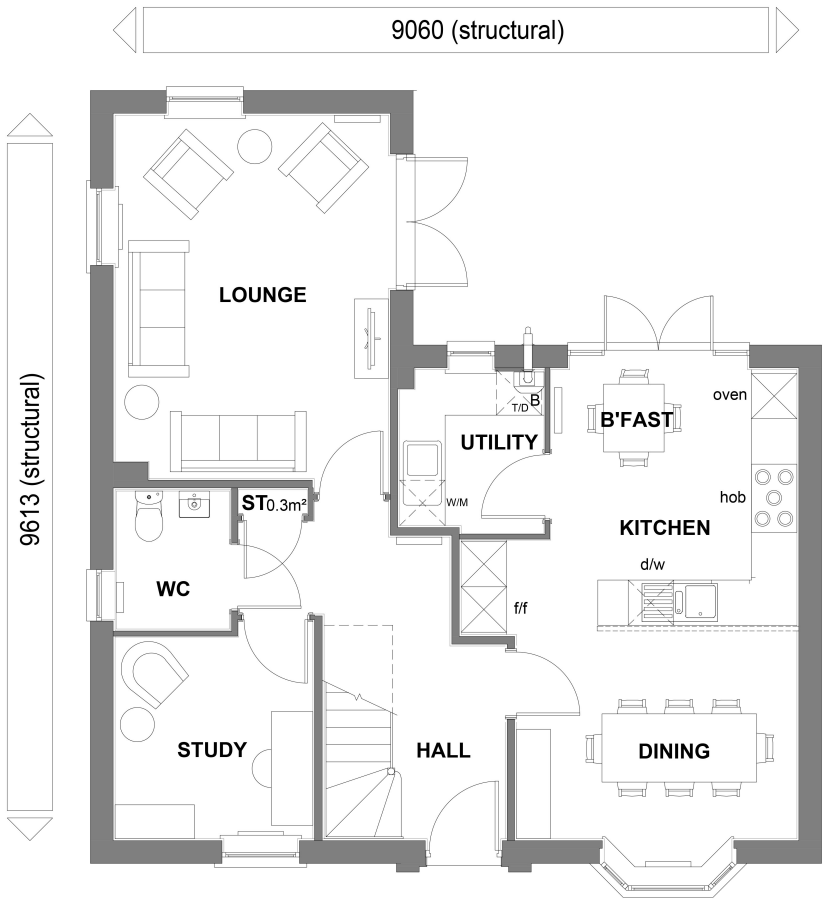
FRONT ELEVATION 1



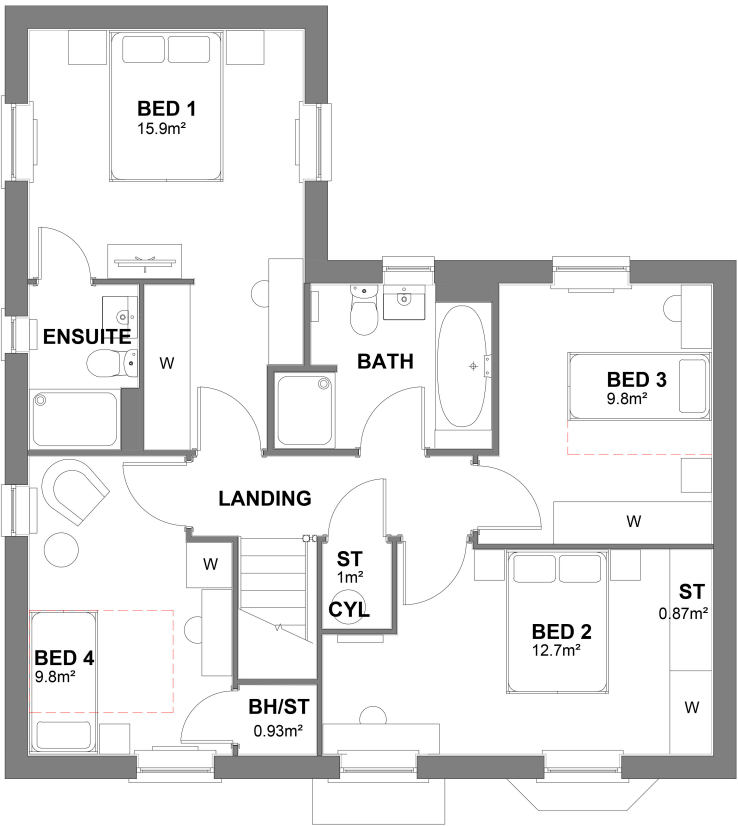
FRONT ELEVATION 2



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

NDSS AREA REQUIREMENTS

| BEDS / PEOPLE | REQ'D FLOOR AREA (FINISHED) | FLOOR AREA ACHIEVED (FINISHED) | REQ'D STORAGE AREA (FINISHED) | STORAGE AREA ACHIEVED (FINISHED) |
|---------------|-----------------------------|--------------------------------|-------------------------------|----------------------------------|
| 4B / 6P       | 106m²                       | 136.48m²                       | 3m²                           | 3.13m²                           |

CAT 2 +  
NDSS

EDGE  
QUARTER

**WARNING TO HOUSE-PURCHASERS.**  
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content and dimensions specified are included for general guidance only. The finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Planning

\* Denotes double bed/single could be placed within the room, but this will not comply with NDSS requirements.

Sales Name: CONWY (Edge Quarter)  
House Type Code: Y456 X-G7 DS00  
Spec: A1  
Drawing No: 01  
Drawn: GDT  
Checked: GDT  
Date: JAN 23  
Scale: 1: 100

TOTAL FLOOR AREA : 1489 Sq ft / 138.35m2