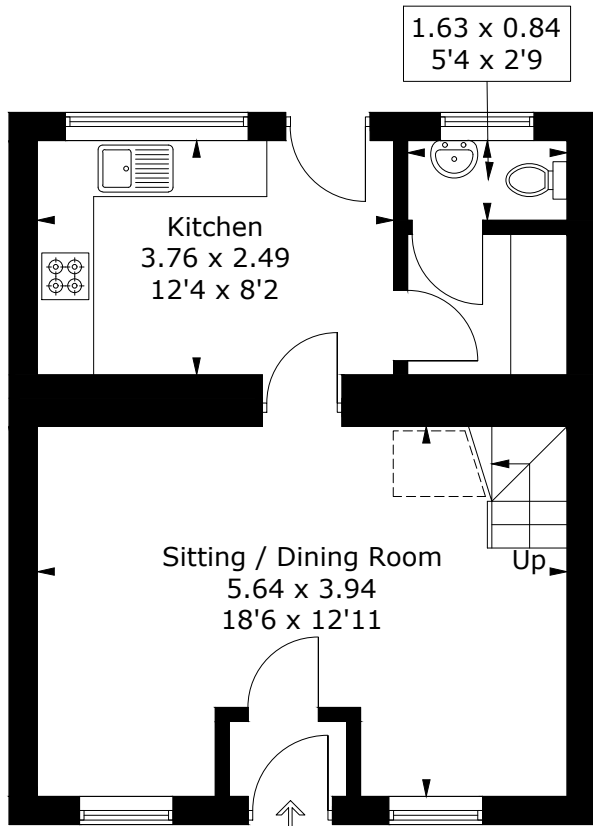
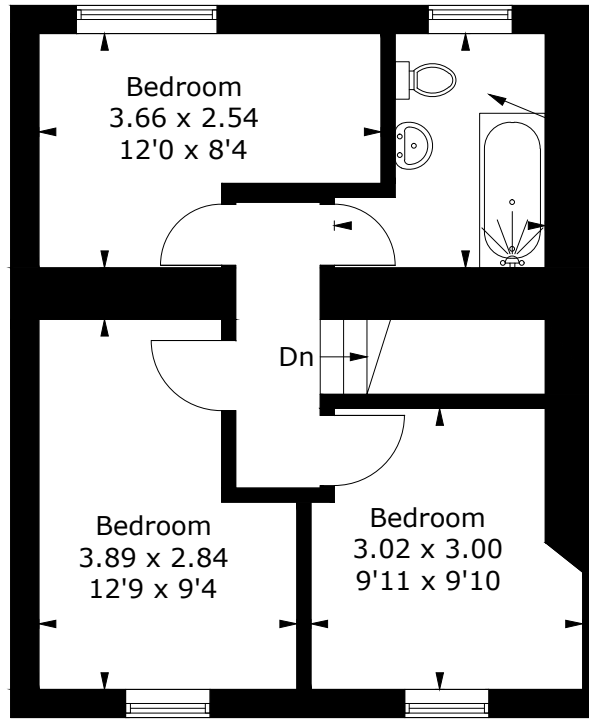


Approximate Gross Internal Area = 78.2 sq m / 842 sq ft  
 Store = 12.8 sq m / 138 sq ft  
 Total = 91 sq m / 980 sq ft



**Ground Floor**

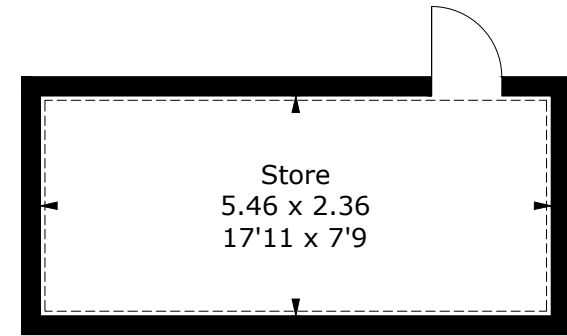


**First Floor**

2.46 x 2.26  
8'1 x 7'5



= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

**PRODUCED FOR NEXA SOUTH WALES**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser.

Created by Emzo Marketing (ID1050436)