



# THE ARAN

3 Bedroom Semi-Detached / End of Terrace  
100 SQM / 1080 SQFT



**ARD  
GRIFFIN**  
BY CLANCY HOMES



## THE ARAN

A three-bedroom home of ideal proportions, style and functionality. The Aran features a modern light filled open plan ground floor living accommodation and three spacious first floor bedrooms. The contemporary exterior design is complimented by Clancy Homes exacting landscape finishes.

## ARD GRIFFIN, BY CLANCY HOMES

Clancy Homes are pleased to present you with your Ard Griffin Home. Designed to endure and enhance your quality of life at Water Rock, Midleton, Co Cork, Ard Griffin has every amenity within striking distance as well as ease of access to major road, rail and bus networks. Ard Griffin homes exemplify Clancy Homes attention to detail, providing quality homes with considered layouts and high level finishes.

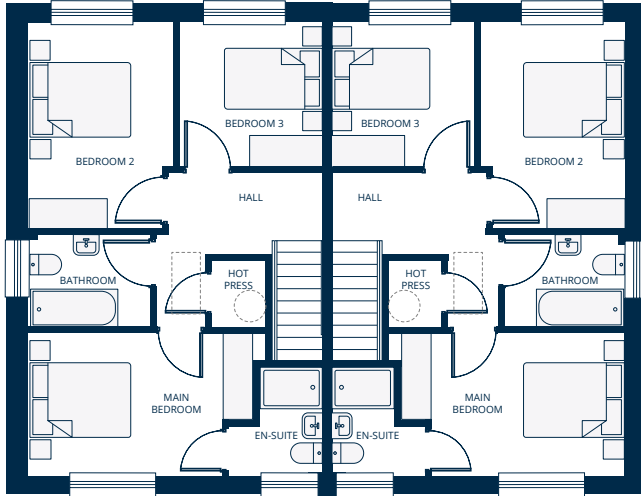


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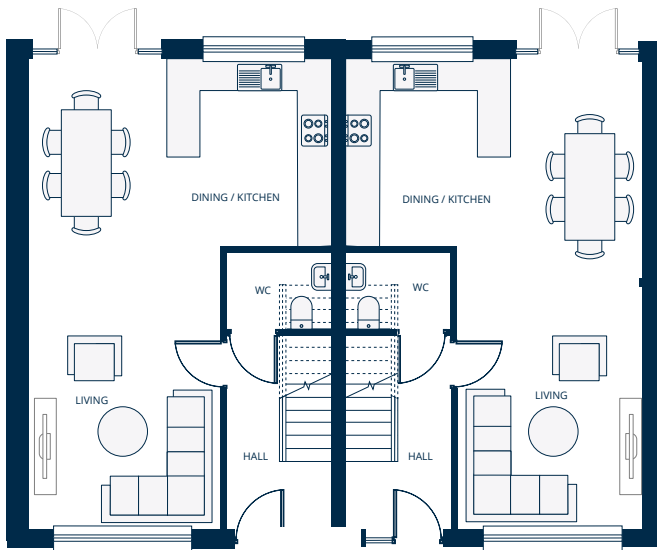


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## FIRST FLOOR

Room	Metric (m)	Imperial (ft)
Main Bedroom	2.6 x 3.6	8' 6" x 11' 10"
En Suite	1.9 x 1.8	6' 3" x 5' 11"
Bed 2	3.9 x 2.6	12' 9" x 8' 6"
Bed 3	2.7 x 2.7	8' 10" x 8' 10"
Bathroom	1.7 x 2.3	5' 7" x 7' 7"



## GROUND FLOOR

Room	Metric (m)	Imperial (ft)
Living Room	5.4 x 3.4	17' 9" x 11' 2"
Kitchen	3.2 x 3.0	10' 6" x 9' 10"
Dining Room	3.2 x 3.4	10' 6" x 11' 2"
WC	2.0 x 1.4	6' 7" x 4' 7"

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE