



# THE ARAN CLASSIC

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



**ARD  
GRIFFIN**  
BY CLANCY HOMES



## THE ARAN CLASSIC

The Aran Classic offers timeless charm with modern comfort having a separate living room to the kitchen/dining room. Three spacious bedrooms to the first floor complete this well-appointed home. Featuring quality finishes throughout, this home is ideal for those seeking a blend of classic design and contemporary convenience in a desirable location. With its prime location and high-quality finishes, this Ard Griffin home is a fantastic opportunity for buyers seeking comfort and convenience.

## 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.

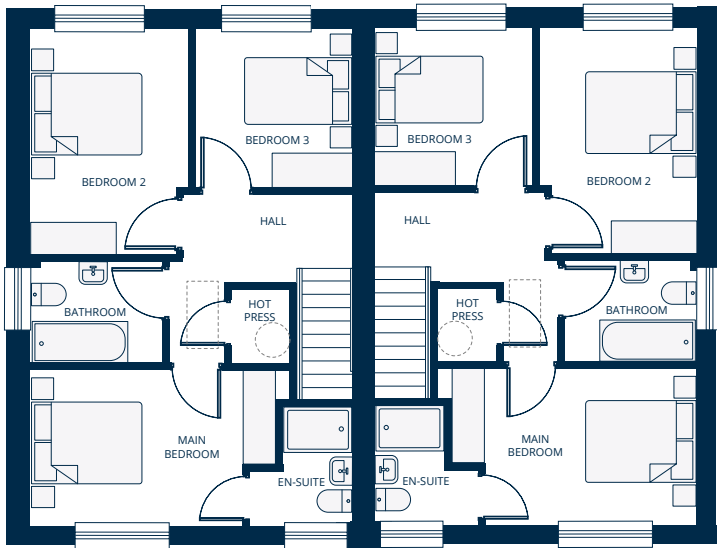


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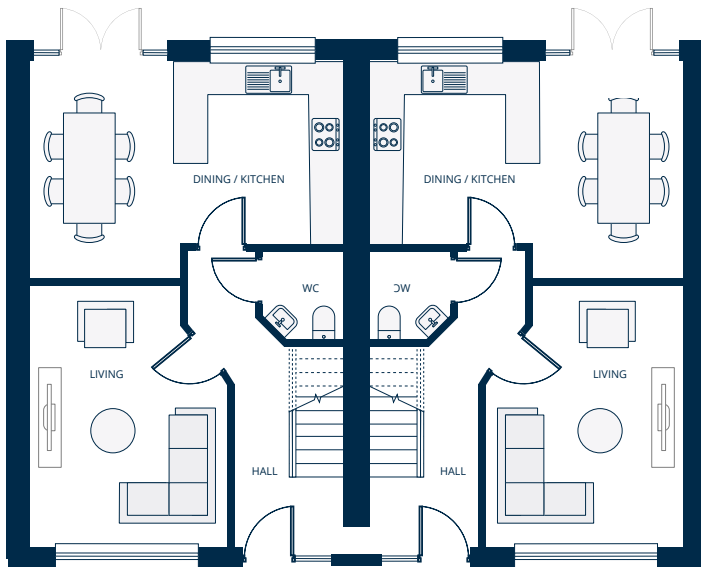


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## FIRST FLOOR

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"