



THE ARAN MID

3 Bedroom Mid Terrace
100 sqm / 1080 sqft



**ARD
GRIFFIN**
BY CLANCY HOMES



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This three-bedroom mid-terrace home combines modern design with practical living. Featuring a striking blend of light brickwork and contemporary dark cladding, the exterior offers instant kerb appeal. Inside, large windows flood the living spaces with natural light, creating a bright and welcoming atmosphere. With its prime location and high-quality finishes, this Ard Griffin home is a fantastic opportunity for buyers seeking comfort and convenience

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Clancy Homes are pleased to present you with your Ard Griffin Home. Designed to endure and enhance your quality of life at Water Rock, Middleton, 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.

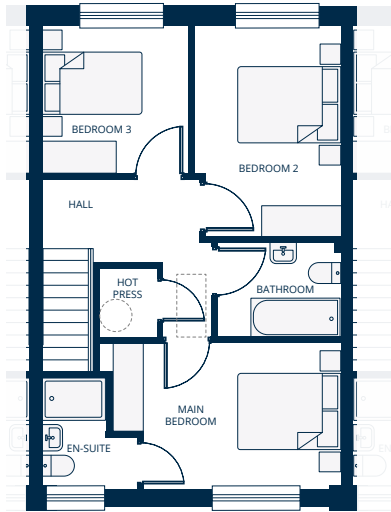


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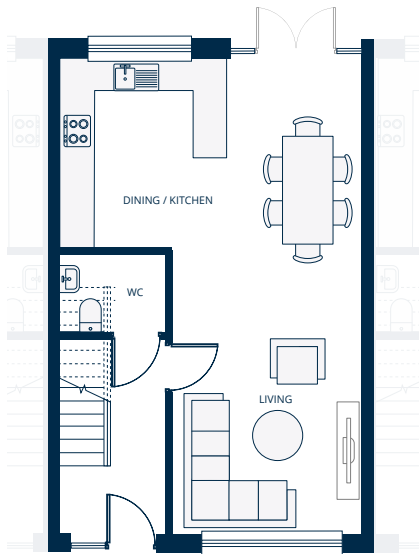


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FIRST FLOOR

| 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