

# THE BOFFIN

2 Bedroom Maisonettes

82 SQM / 883 SQFT - 86 SQM / 926 SQFT



# ARD GRIFFIN

BY CLANCY HOMES



## THE BOFFIN

These wonderful two bedroom units are a delight. With just four units in each block, The Boffin Maisonettes offer two ground floor units and two first floor units, each with own door access. Accommodation to each home is spacious with an open plan kitchen/living area, two double bedrooms, a bathroom, utility & plant room as well as a storage room. The Boffin is an ideal home for first time buyers, as well as buyers looking for a more manageable downsized home.

## 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.

# THE BOFFIN

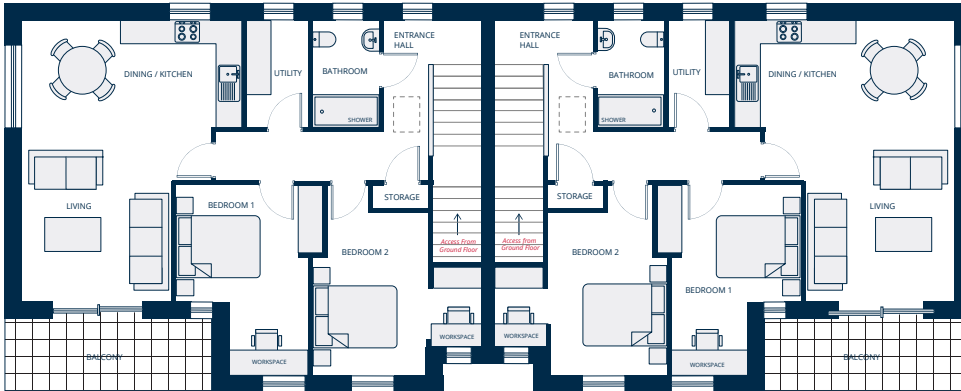
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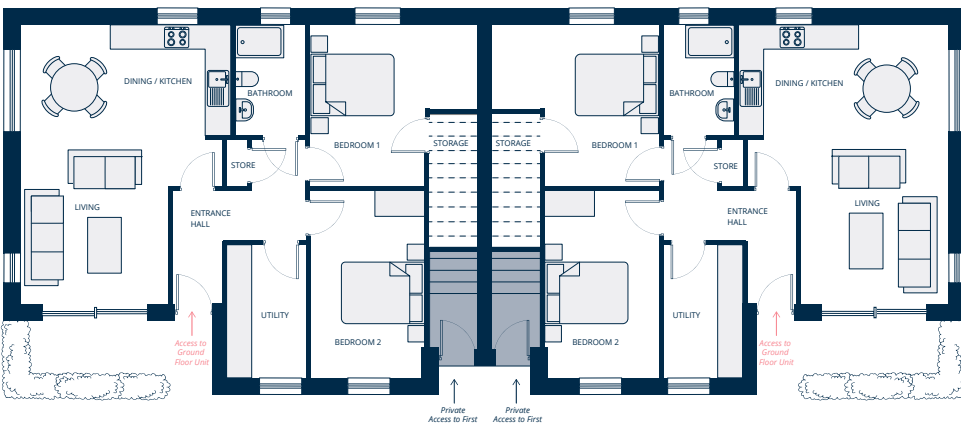
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## FIRST FLOOR

Room	Metric (m)	Imperial (ft)
Kitchen/Dining	5.0 x 2.7	16' 4" x 8' 9"
Living Room	4.2 x 3.6	13' 8" x 11' 8"
Bedroom 1	4.5 x 3.0	14' 8" x 9' 9"
Bedroom 2	3.9 x 2.9	12' 8" x 9' 5"
Utility	2.7 x 1.7	8' 9" x 5' 6"
WC	2.7 x 1.6	8' 9" x 5' 3"



## GROUND FLOOR

Room	Metric (m)	Imperial (ft)
Kitchen/Dining	5.0 x 2.7	16' 4" x 8' 9"
Living Room	4.0 x 3.5	13' 1" x 11' 5"
Bedroom 1	4.0 x 2.8	13' 1" x 9' 2"
Bedroom 2	4.6 x 2.8	15' 0" x 9' 2"
Utility	3.2 x 1.7	10' 5" x 5' 6"
WC	2.7 x 1.7	8' 9" x 5' 6"