



THE GARNISH

4 Bedroom Semi-Detached
152 SQM / 1640 SQFT



**ARD
GRIFFIN**
BY CLANCY HOMES



THE GARNISH

The Garnish, 4 bedroom homes at Ard Griffin are perfect for those looking for practical rooms with considered design and interior layouts. The most substantial Ard Griffin home, the fresh and contemporary, arrangement of the rooms offers an informal style of living suitable for today's way of life. A generous master bedroom en-suite at first floor level is complimented by two further double bedrooms, a single bedroom and main bathroom.

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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, 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.

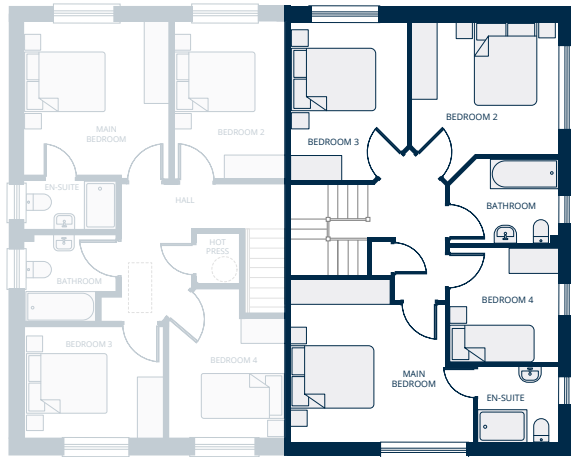


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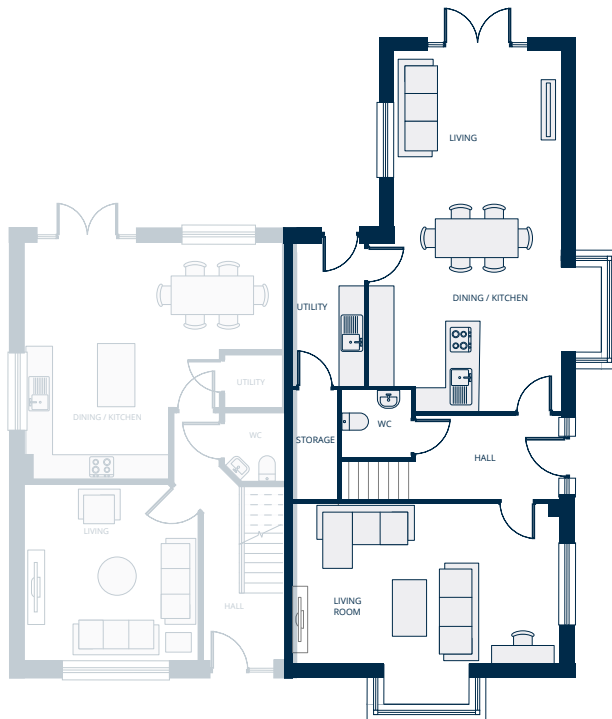


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FIRST FLOOR

Room	Metric (m)	Imperial (ft)
Main Bedroom	3.5 x 4.3	11' 6" x 14' 1"
En Suite	1.7 x 1.9	5' 7" x 6' 3"
Bed 2	3.2 x 3.5	10' 6" x 11' 6"
Bed 3	3.9 x 2.7	12' 9" x 8' 10"
Bed 4	2.7 x 2.6	8' 10" x 8' 6"
Bathroom	2.0 x 2.6	6' 7" x 8' 6"



GROUND FLOOR

Room	Metric (m)	Imperial (ft)
Kitchen	4.0 x 3.4	13' 1" x 11' 2"
Living/Dining	4.5 x 3.9	14' 9" x 12' 9"
Living Room	3.5 x 6.3	11' 6" x 20' 8"
WC	1.6 x 1.5	5' 3" x 4' 11"
Utility	3.4 x 1.7	11' 2" x 5' 7"

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