



THE LAMBAY

4 Bedroom Semi Detached
141 sqm / 1520 sqft



**ARD
GRIFFIN**
BY CLANCY HOMES



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This modern four-bedroom semi-detached home offers a perfect balance of style, space, and functionality. Its striking exterior creates a strong kerb appeal. Expansive windows bathe the living areas in natural light, while the thoughtfully designed interior layout includes a dedicated home office ideal for remote working or study. Four generous bedrooms provide comfort and privacy for the whole family, and high-quality finishes throughout ensure a sophisticated atmosphere.

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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.

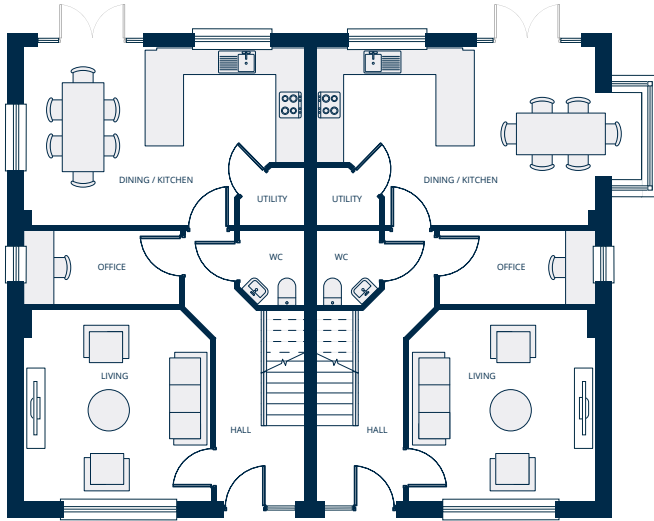


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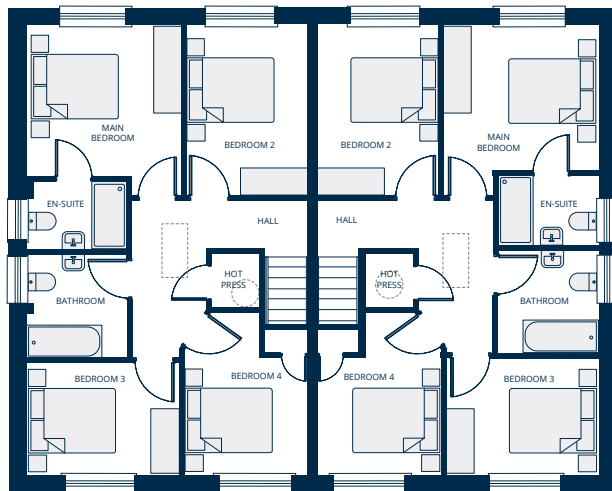


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FIRST FLOOR

Room	Metric (m)	Imperial (ft)
Main Bedroom	3.3 x 3.4	10'10" x 11' 2"
En Suite	1.5 x 2.2	4' 11" x 7' 2"
Bed 2	3.7 x 2.5	12' 2" x 8' 2"
Bed 3	2.5 x 3.3	8' 2" x 10'10"
Bed 4	3.6 x 2.5	11' 10" x 8' 2"
Bathroom	2.2 x 2.2	7' 2" x 7' 2"



GROUND FLOOR

Room	Metric (m)	Imperial (ft)
Kitchen/Dining	3.9 x 6.1	12' 9" x 20' 0"
Living Room	4.2 x 4.0	13' 9" x 13' 1"
Office	1.6 x 3.4	5'3" x 11' 2"
WC	1.6 x 1.4	5'3" x 4' 7"
Utility	1.2 x 1.4	3' 11" x 4' 7"

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