



THE
VALENTIA /
VALENTIA EXTENDED

4 Bedroom Semi-Detached
128 - 134 SQM / 1380 - 1440 SQFT



ARD
GRIFFIN

BY CLANCY HOMES



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The Valentia, a four bedroom semi-detached home at Ard Griffin offers light filled living accommodation in a simple, yet luxurious layout, with a bright open kitchen and well-appointed family space. Upstairs offers plenty of space with a roomy master bedroom en-suite, 3 further spacious bedrooms and family bathroom.

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, 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.



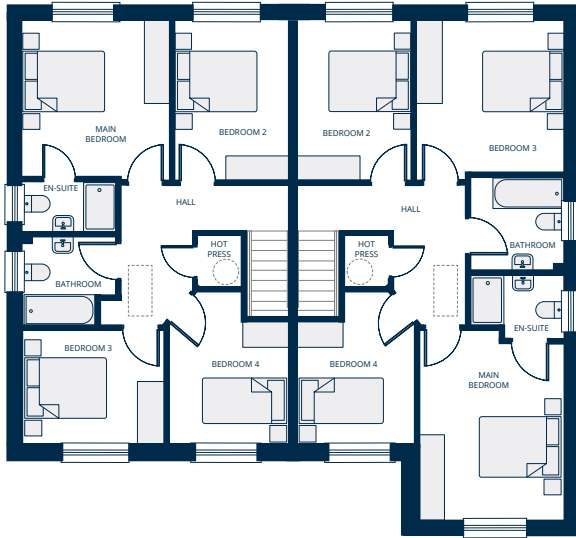
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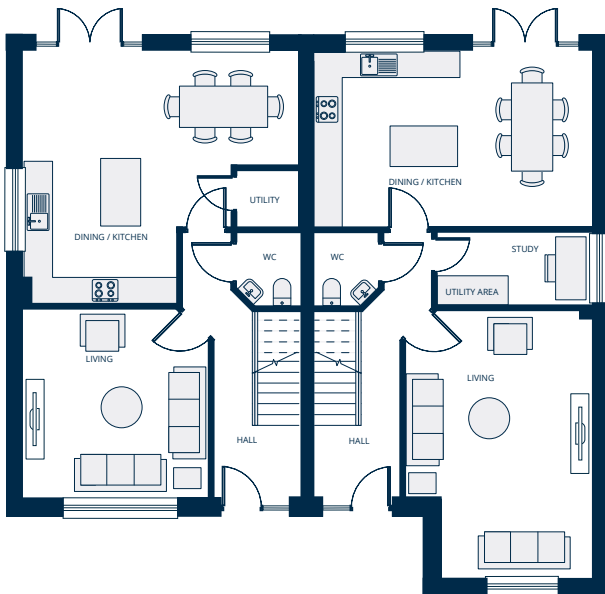
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FIRST FLOOR

Room	Metric (m)	Imperial (ft)
Main Bedroom	3.6 x 3.4	11' 10" x 11' 2"
En Suite	1.2 x 2.2	3' 11" x 7' 2"
Bed 2	3.7 x 2.6	12' 1" x 8' 6"
Bed 3	2.7 x 3.4	8' 10" x 11' 2"
Bed 4	3.7 x 2.6	12' 1" x 8' 6"
Bathroom	2.1 x 2.2	6' 11" x 7' 2"



GROUND FLOOR

Room	Metric (m)	Imperial (ft)
Kitchen	3.3 x 3.2	10' 10" x 10' 6"
Dining Room	2.2 x 6.2	7' 2" x 20' 4"
Living Room	4.2 x 4.0	13' 9" x 13' 1"
WC	1.5 x 1.4	4' 11" x 4' 7"
Study inc. Utility	1.5 x 1.4	4' 11" x 4' 7"

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