

# The Valentia Semi

1,376 ft<sup>2</sup>, 127.8 m<sup>2</sup>



## The Valentia 4 bed semi-detached

The Valentia semi-detached is an elegant 4 bed semi-detached home. This is our larger semi-detached home measuring 1,376 ft<sup>2</sup> / 128 m<sup>2</sup> over two floors. It offers exceptional living space and four large bedrooms. This expertly designed home is ideal for those looking for more space to live and work.

### Gleann Fia, by Clancy Homes

An exciting and exclusive new development that combines countryside living with real contemporary style.

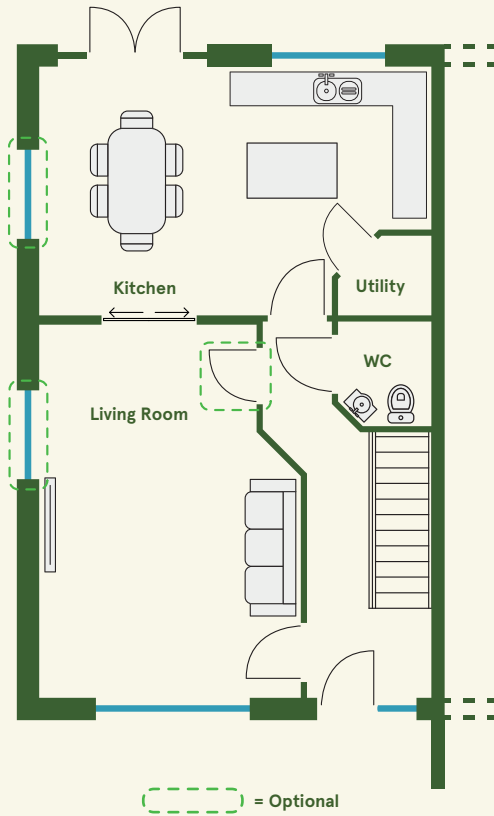


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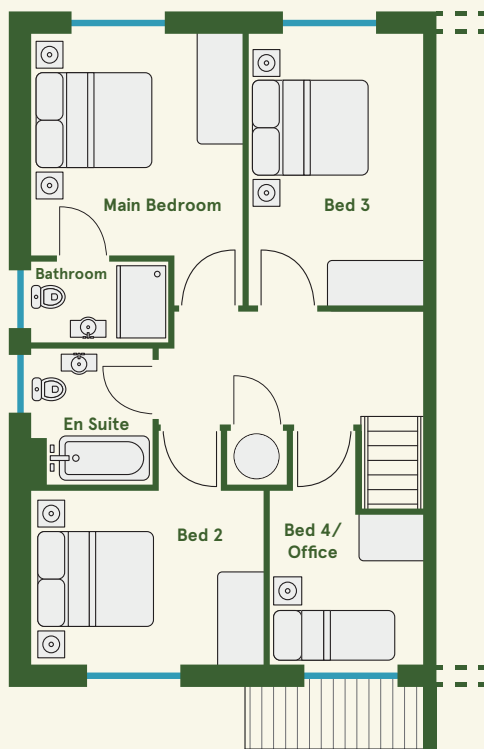
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## Ground Floor

| Room        | Metric    | Imperial       |
|-------------|-----------|----------------|
| Living Room | 4.2 x 6   | 13'10" x 19'8" |
| Kitchen     | 4.7 x 4   | 15'6" x 13'1"  |
| Utility     | 1.5 x 1.3 | 4'11" x 4'2"   |
| WC          | 1.5 x 1.7 | 4'11" x 5'6"   |



## First Floor

| Room         | Metric    | Imperial      |
|--------------|-----------|---------------|
| Main Bedroom | 3.4 x 3.6 | 11'2" x 11'8" |
| En Suite     | 2.2 x 1.2 | 7'2" x 3'11"  |
| Bed 2        | 2.8 x 4.4 | 9'2" x 14'4"  |
| Bed 3        | 3.7 x 2.8 | 12'4" x 9'2"  |
| Bed 4/Office | 2.5 x 2.8 | 8'1" x 9'2"   |
| Bathroom     | 1.7 x 2.2 | 5'7" x 7'2"   |