



RATHVIEW

R A N D A L S T O W N

3 & 4 Bedroom Detached & Semi-Detached Homes





COUNTRY LIVING WITH NO COMPROMISE.

Discover the perfect balance of town and country at Rathview. Set in the tranquil hamlet of Groggan just outside Randalstown, this upmarket development of three and four bedroom homes offers refined country architecture in the beautiful Co. Antrim countryside.

Enjoy an aspirational country lifestyle without compromising on convenience. Residents are just three miles from the centre of Randalstown, a small town that offers a beautiful sense of community, a rich and visible history, and many conveniences that deliver a higher quality of life. It's easy to see why Randalstown has become a sought-after area for people who want a happier, healthier and simply better way of life for themselves and their families.

Developed by the home building experts at JFM Construction, every detail has been carefully considered to ensure your home is of the highest build, location and design standard.



COUNTRY HOMES WITH SUBSTANCE AND STYLE...

Every home in Rathview conveys a contemporary twist on a traditional style while providing modern comfort and functionality. These are homes designed to evoke a heritage charm that fits seamlessly into the lush country surroundings and the area's rich history.

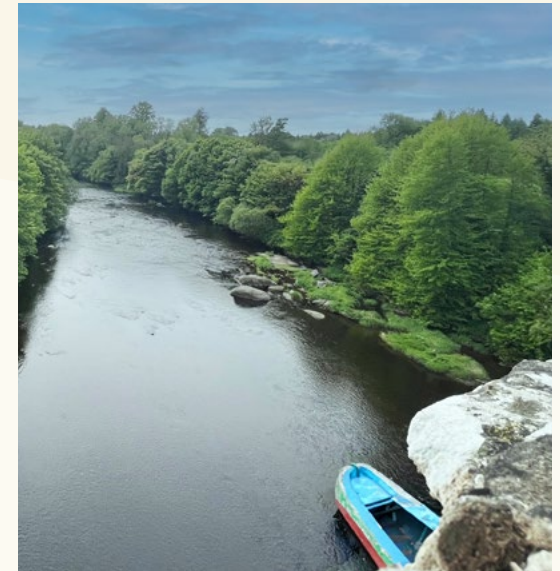
An innovative and connected layout maximises the space and provides a home accommodating indoor and outdoor living. A refined render finish gives each home an enduring appeal defined by large sash-style windows that bathe the interiors with natural light. This is a development where every detail has been considered to create an exceptional living experience for those who aspire to an elegant home and a town and country lifestyle.

Groggan is a hamlet just a mile from the centre of Randalstown, a small town that lies beside Lough Neagh and Shane's Castle, which remains a working estate with over 1000 acres of ancient woodland.

There is history all around; an iconic seven-tiered viaduct, now home to a stunning walkway, is an iconic feature of a town where Tudor styling, mediaeval architecture and glimpses of the once-prominent linen and iron industries are all around.

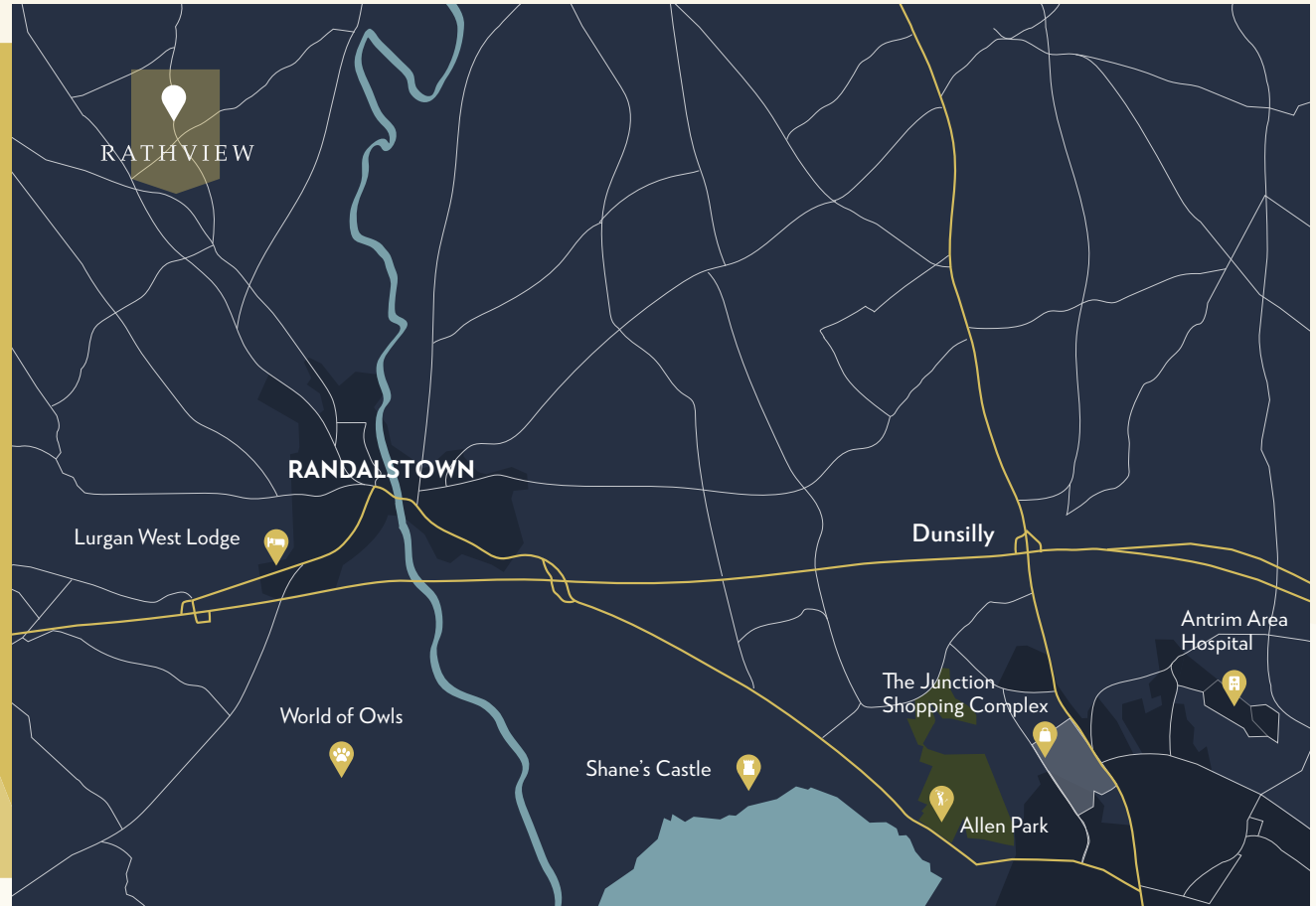
Today, Randalstown is a thriving picturesque market town, with all the shops and amenities that make for a convenient day-to-day life. The M2 passes nearby, allowing for an easy commute with Belfast just 22 miles to the south. Closer to hand is Antrim, which offers the Junction One retail park, a bus and railway station, Antrim Forum Leisure Centre and big brand superstores.

The Loughshore at Antrim has excellent watersport facilities and beautiful walks connecting through Antrim Castle Grounds and back to Randalstown. This area boasts gorgeous Victorian Gardens and plenty of cafés and restaurants to enjoy along the way.



LOCATION MAP

M2 Motorway	2 miles
Antrim Station	8 miles
Antrim Area Hospital	8 miles
International Airport	8 miles
Randalstown	2 miles
Antrim	7 miles
Ballymena	7 miles
Portglenone	9 miles
Belfast	25 miles



SPECIFICATION



INTERNAL FEATURES

- » Internal decor, walls and ceilings painted along with the internal woodwork
- » Moulded/Bevelled skirting
- » Modern internal doors with quality ironmongery
- » Smoke, heat and carbon monoxide detectors
- » A comprehensive range of electrical sockets
- » Connection sockets for BT and terrestrial channels
- » Provision made for future satellite connections
- » Fibre optic broadband in place (if available)
- » Oil fired central heating system
- » Thermostatically controlled radiators
- » Positive input system

KITCHEN

- » A choice of quality kitchen doors, work top colours and handles.
- » Integrated appliances to include electric hob, oven, extractor unit and free standing fridge/freezer
- » Washing machine included

BATHROOM AND ENSUITE

- » Contemporary white sanitary ware with chrome fittings
- » Thermostatically controlled shower in the bathroom.
- » Thermostatically controlled shower in ensuite.

FLOOR COVERS AND TILING

- » Ceramic floor tiling in kitchen/ dining area
- » Carpet or wood effect flooring to all other rooms
- » Ceramic floor tiling to bathroom, ensuite and WC (where appropriate)
- » Full-height tiling to shower enclosure and around bath (where applicable)
- » Splash back tiling to bathroom, ensuite and WC basins

EXTERNAL FEATURES

- » High standard of floor, wall and loft insulation to ensure minimal heat loss
- » Tarmac driveway (where appropriate)
- » Maintenance-free composite front door
- » Maintenance-free uPVC energy-efficient double glazing with a lockable system (where applicable)
- » Rear garden top soiled & sown out
- » Front garden landscaped in keeping with the rest of the development
- » Doorbell
- » Outside tap
- » Brick sets to rear patio doors
- » Extensive landscaping of common areas
- » Timber fencing and walling to rear boundaries (where appropriate)
- » Feature external lighting to the front door
- » 10-year structural warranty



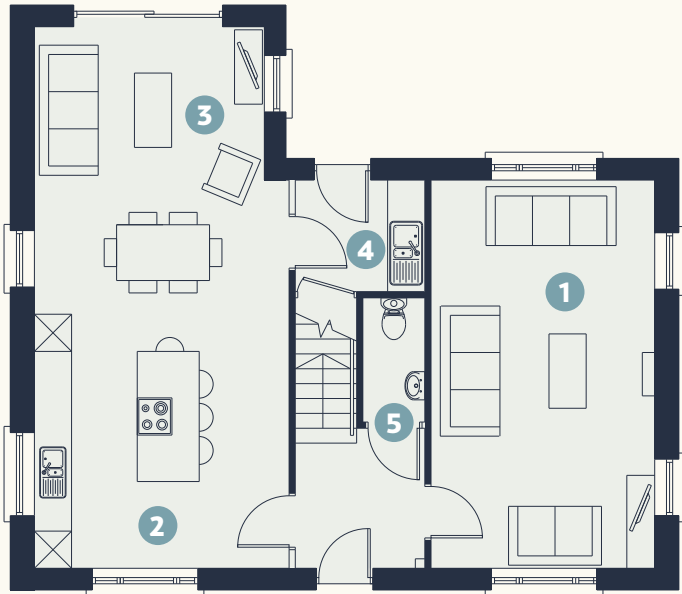
THE ASHFORD



Four Bedroom Detached Home

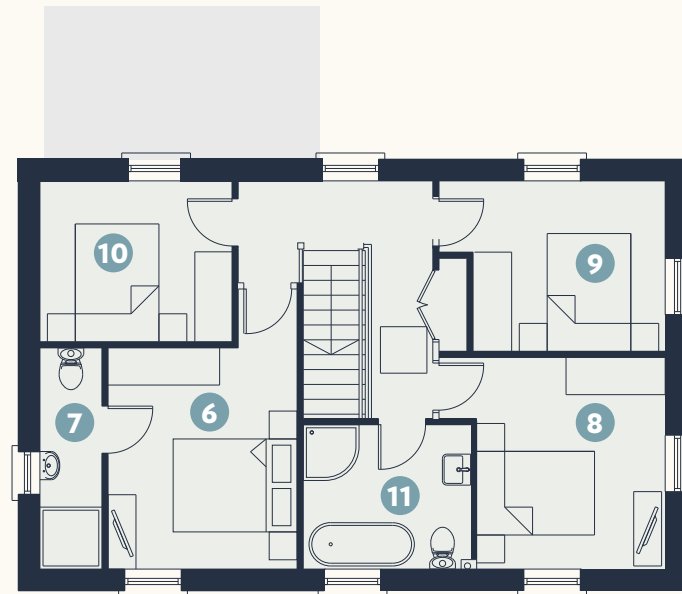
Site No. 14 & 15 || 1,460 sq. ft.

THE ASHFORD



GROUND FLOOR

1. Lounge	20' 7" x 11' 10"	4. Utility Room	6' 10" x 5' 10"
2. Kitchen/Dining	19' 5" x 13' 5"	5. WC	6' 8" x 3' 8"
3. Sunroom	12' 2" x 9' 2"		



FIRST FLOOR

6. Master Bedroom	14' 10" x 10' 10"	9. Bedroom Three	12' 9" x 9' 9"
7. Ensuite	11' 9" x 3' 9"	10. Bedroom Four	10' 2" x 8' 2"
8. Bedroom Two	11' 11" x 11' 11"	11. Bathroom	8' 10" x 7' 10"

PLEASE NOTE: Site 15 is a handed version of this floor plan and has a bay window in the Lounge.

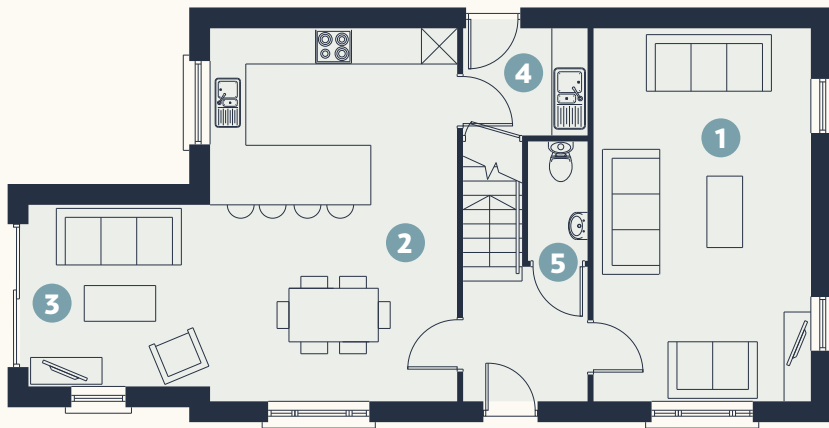
THE BLEACH HOUSE



Four Bedroom Detached Home

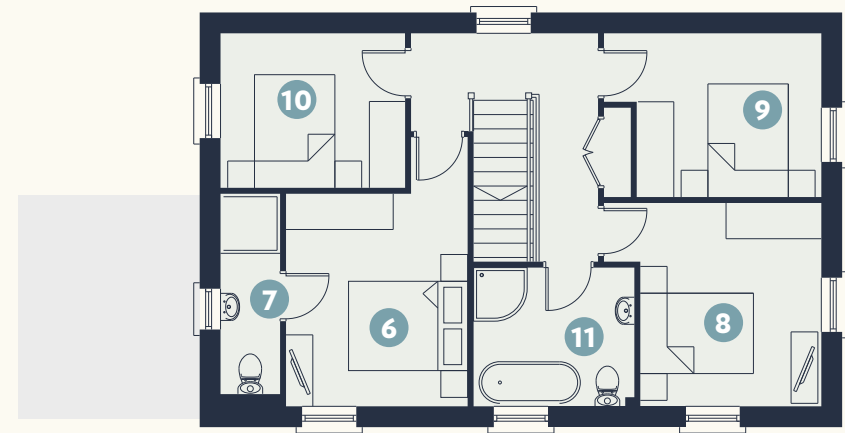
Site No. 11 & 12 || 1,460 sq. ft.

THE BLEACH HOUSE



GROUND FLOOR

1. Lounge	20' 7" x 11' 10"	4. Utility Room	6' 10" x 5' 10"
2. Kitchen/Dining	19' 5" x 13' 6"	5. WC	6' 8" x 3' 3"
3. Sunroom	9' 2" x 8' 0"		



FIRST FLOOR

6. Master Bedroom	14' 10" x 10' 10"	9. Bedroom Three	12' 9" x 9' 0"
7. Ensuite	11' 9" x 3' 3"	10. Bedroom Four	10' 2" x 8' 6"
8. Bedroom Two	11' 11" x 11' 3"	11. Bathroom	8' 10" x 7' 8"

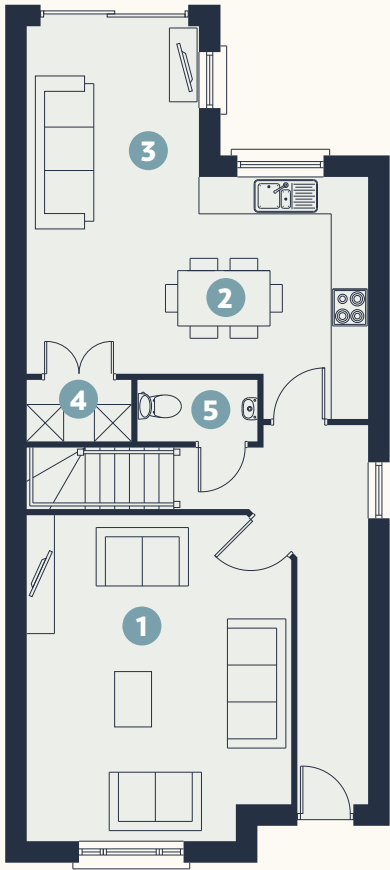
THE COTTON HALL



Four Bedroom Detached Home

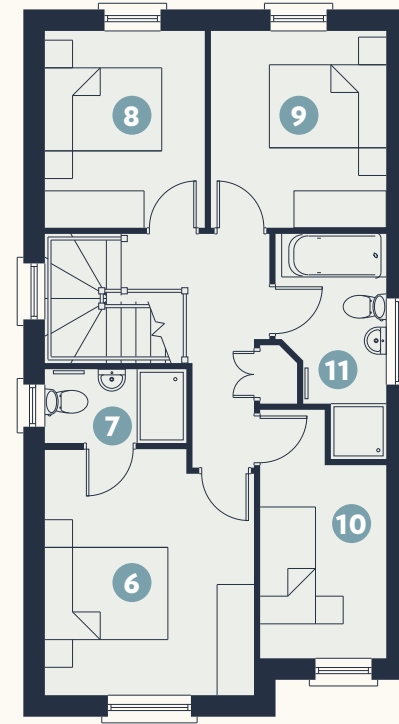
Site No. 4 || 1,350 sq. ft.

THE COTTON HALL



GROUND FLOOR

1. Lounge	20' 8" x 13' 9"	4. Utility Room	5' 7" x 3' 3"
2. Kitchen/Dining	18' 3" x 13' 5"	5. WC	
3. Sunroom	12' 2" x 9' 3"		



FIRST FLOOR

6. Master Bedroom	13' 1" x 11' 2"	9. Bedroom Three	10' 6" x 9' 4"
7. Ensuite	7' 7" x 3' 11"	10. Bedroom Four	13' 3" x 6' 9"
8. Bedroom Two	10' 6" x 8' 6"	11. Bathroom	12' 0" x 5' 11"

THE DUNMORE



Three Bedroom Detached Home

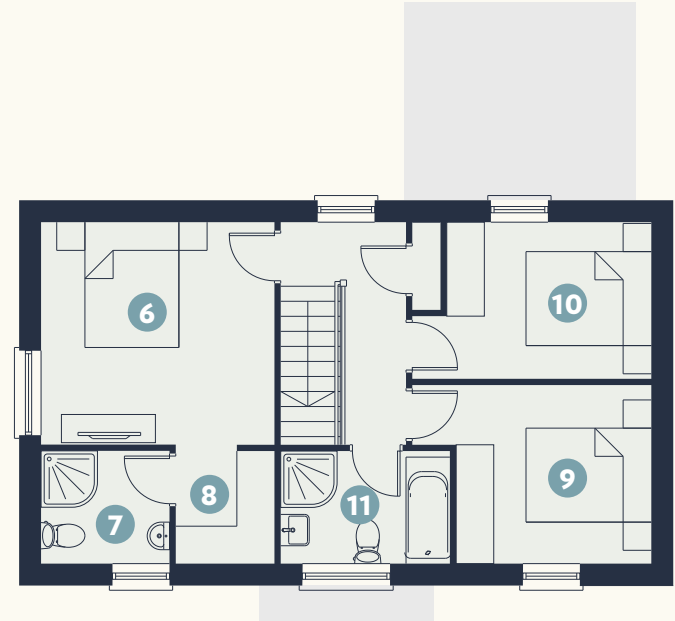
Site No. 13 || 1,260 sq. ft.

THE DUNMORE



GROUND FLOOR

1. Lounge	17' 11" x 12' 3"	4. Utility Room	7' 3" x 7' 5"
2. Kitchen/Dining	17' 11" x 11' 10"	5. WC	3' 10" x 3' 10"
3. Sunroom	10' 4" x 9' 10"		



FIRST FLOOR

6. Master Bedroom	12' 3" x 11' 8"	9. Bedroom Two	12' 2" x 8' 2"
7. Ensuite	6' 9" x 5' 11"	10. Bedroom Three	12' 2" x 9' 4"
8. Dressing Area	5' 11" x 5' 2"	11. Bathroom	8' 10" x 5' 11"

THE EDEN



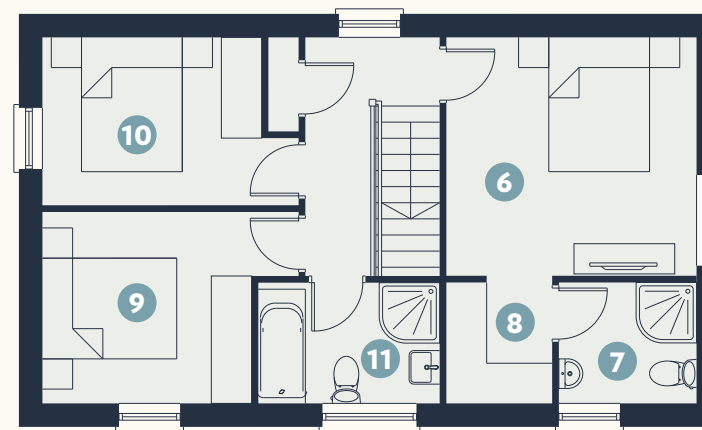
Three Bedroom Detached Home

Site No. 3 || 1,270 sq. ft.



GROUND FLOOR

1. Lounge	17' 11" x 12' 3"	4. Utility Room	7' 7" x 4' 7"
2. Kitchen/Dining	17' 11" x 16' 0"	5. WC	3' 10" x 3' 9"
3. Sunroom	9' 3" x 9' 10"		



FIRST FLOOR

6. Master Bedroom	12' 3" x 11' 8"	9. Bedroom Two	12' 2" x 8' 2"
7. Ensuite	6' 9" x 5' 11"	10. Bedroom Three	12' 2" x 9' 4"
8. Dressing Area	5' 11" x 5' 2"	11. Bathroom	8' 10" x 5' 11"

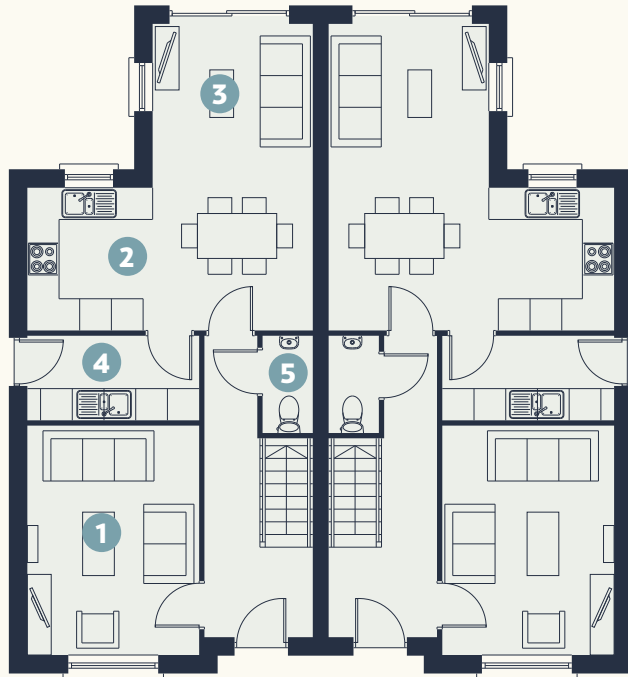
THE FOUNDRY



Three Bedroom Semi-Detached Homes

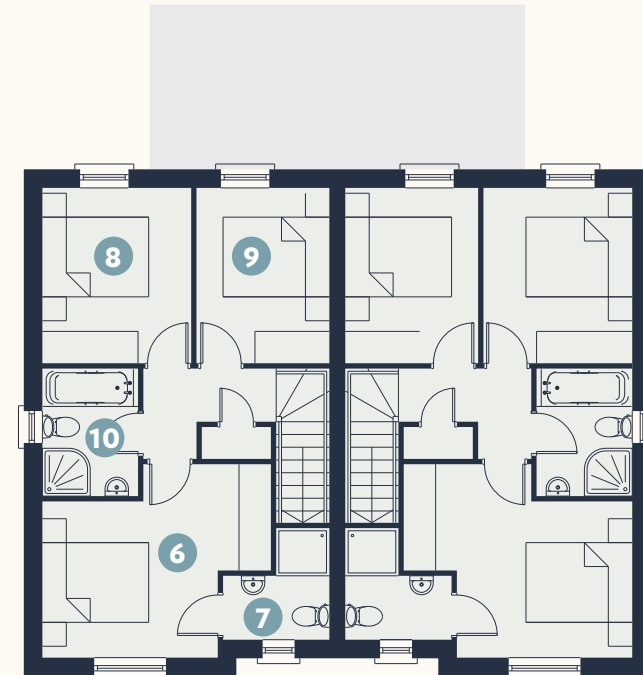
Site No. 1, 2, 5, 6, 7, 8, 9 & 10 || 1,120 sq. ft.

THE FOUNDRY



GROUND FLOOR

1. Lounge	14' 3" x 5' 11"	4. Utility Room	10' 10" x 5' 3"
2. Kitchen/Dining	17' 9" x 8' 12"	5. WC	5' 11" x 3' 1"
3. Sunroom	9' 0" x 9' 11"		



FIRST FLOOR

6. Master Bedroom	14' 1" x 12' 12"	9. Bedroom Three	10' 10" x 8' 2"
7. Ensuite	6' 11" x 6' 7"	10. Bathroom	7' 10" x 5' 11"
8. Bedroom Two	10' 10" x 9' 2"		

SITE MAP



HOUSE TYPE	SITE NUMBER
The Ashford	14 & 15
The Bleach House	11 & 12
The Cotton Hall	4
The Dunmore	13
The Eden	3
The Foundry	1, 2, 5, 6, 7, 8, 9 & 10

DEVELOPER



Tel. 028 7965 0693

info@jfmconstruction.com

SELLING AGENTS



Tel. 028 9083 3295

glengormely@ulsterpropertysales.co.uk



Tel. 028 2563 7733

office@lynnandbrewster.co.uk

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP 21. House type elevations and internal detail (including but not exclusively) configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.