JFM CONSTRUCTION LTD.
EST. 1968

www.jfmconstruction.com

CARNWOOD HALL

CARNINY ROAD, BALLYMENA

2 & 3 Bedroom Family Homes

Quality homes surrounded by picturesque countryside and cultural heritage.

JFM CONSTRUCTION LTD.
EST. 1968

BUILDING QUALITY TO ENDURE A LIFETIME.

Established in 1968, JFM Construction is an award winning family owned business with a reputation for quality and excellence in the residential and commercial construction industries throughout Northern Ireland.

JFM pride themselves on offering quality builds and have been rewarded for their success most recently with several NHBC Awards for "Pride in the Job" spanning 2013, 2014, 2015 and 2016, and in addition a number of CEF Excellence Awards including 2012 and 2014. With JFM you can be assured of quality to endure a lifetime.

Find out more about all of JFM Construction's current and upcoming developments online by visiting our website at **jfmconstruction.com**.

CARNWOOD HALL

CARNINY ROAD, BALLYMENA

Carnwood Hall offers homeowners a combination of attractive architectural design and excellent build quality with a generous turnkey finish.

Situated off the Carniny Road in Ballymena, Carnwood Hall is the latest development from Award Winning property developer JFM Construction offering beautifully designed two bedroom apartments, three bedroom semi-detached and four bedroom detached homes.

Carnwood Hall is ideally located in a established residential area. Residents can enjoy the convenience of Ballymena's vibrant centre, and the peacefulness afforded by a development located away from the main throng of the town. Commuters travelling further afield can avail of a comprehensive road and commuter network, which enables easy access to the north, west and south, to Belfast City Centre and beyond. Ballymena's extensive rail and bus networks provide links to many locations throughout the province. Beautiful open countryside is close to hand, with some of Ulster's finest villages a short drive away.

The stunning village of Broughshane is four miles to the east, where residents can enjoy the quaint atmosphere and perhaps a cosy lunch at the picturesque Thatch Inn. Galgorm is a similar distance to the west, complete with stunning riverscapes and the world-class Galgorm Hotel & Spa in which to relax and unwind.

Ballymena benefits from a compact town centre, providing an array of excellent boutiques, shopping centres and high street stores, interspersed with coffee shops, bistros and great restaurants to spend relaxed evenings and weekends with friends and family. Those who enjoy fitness can avail of the Seven Towers Leisure Centre as well as the running, walking and cycling opportunities within the local parkland. Ballymena is a very family-centric location with a superb selection of schools and colleges as well as recreational fun to be enjoyed within the ECOS Centre, the local cinema complex and the The Braid (Museum and Arts Centre) to name just a few locations.

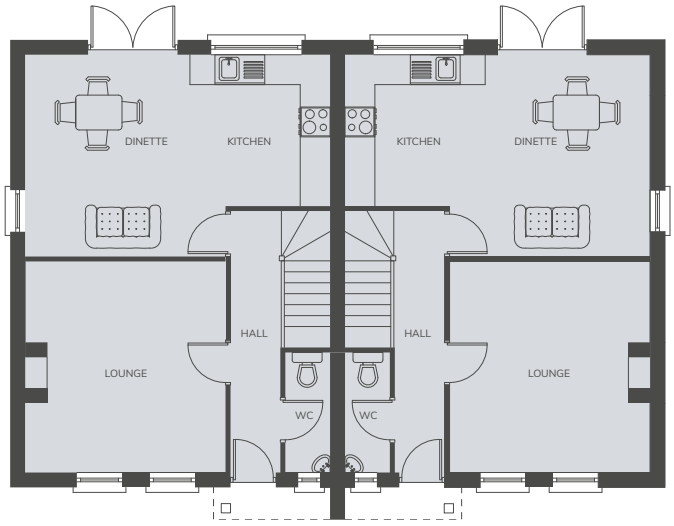
SPECIFICATION

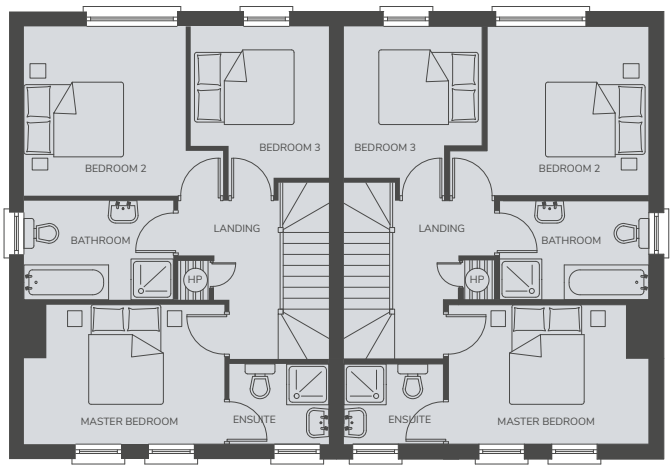
JFM Construction take pride in the quality of our fit and finish throughout every development we build ensuring you have a home to be proud of.

- Gas fired central heating system with condensing combi-boiler
- PVC fascia boards, doors and windows
- Fitted kitchen from range
- Fitted appliances including oven, hob and washing machine; free-standing fridge freezer
- Fitted sanitary ware
- Splash back tiling (as applicable)
- Flush internal doors with complimentary door ironmongery
- Internal painting throughout
- Fitted flooring to include either carpet or wood effect flooring to hall, stairs, landing bedrooms and living area (as applicable)
- Choice of floor tiling from range to kitchen, WC/cloaks, bathroom and en-suite (as applicable)
- External drying areas (apartments only)
- Wiring left for burglar alarm (additional cost to fit alarm)
- Tarmac driveways
- Front and rear gardens sown out
- NHBC warranty
- A management company will be formed to cover the overall maintenance and upkeep of the development

THE AUDLEY

3 BEDROOM SEMI-DETACHED
1,098 SQ. FT
SITE NOS: 3, 4, 11, 12, 15, 16





GROUND FLOOR

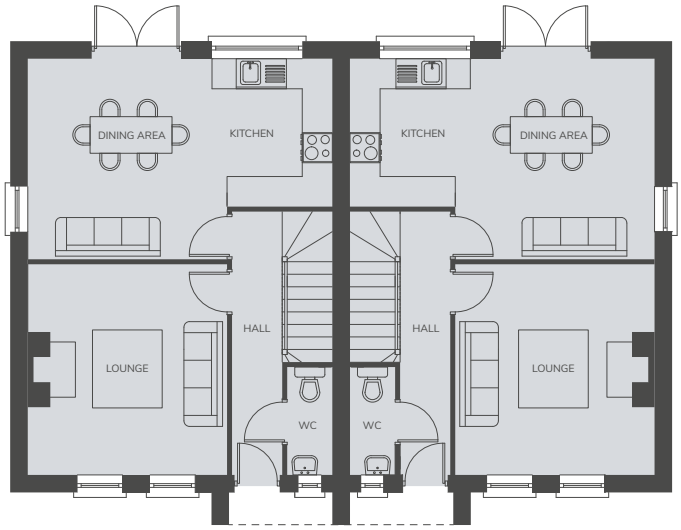
Lounge	13′ 9″ x 13′ 2″
Kitchen / Dining	20′ 0″ x 13′ 2″
WC	8′ 4″ x 3′ 4″

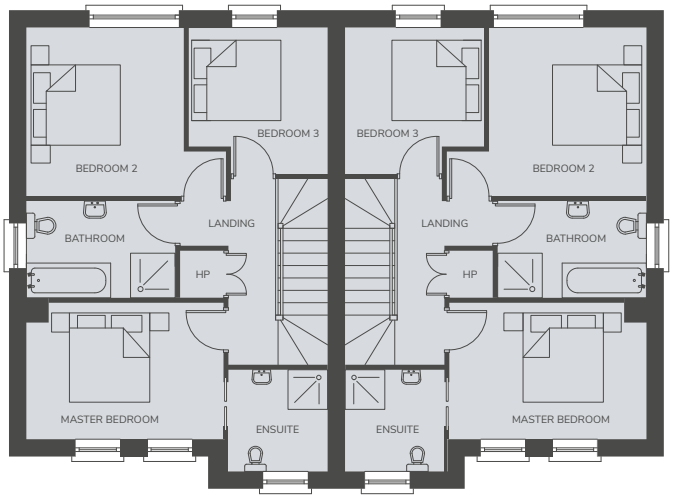
FIRST FLOOR

Master Bedroom	13′ 2″ x 9′ 2″
Ensuite	6′ 8″ x 4′ 8″
Bedroom 2	13′ 2″ x 11′ 2″
Bedroom 3	9′ 8″ x 9′ 2″
Bathroom	10′ 0″ x 6′ 5″
HP/Store	3′ 2″ x 3′ 0″

THE BENTLEY

3 BEDROOM SEMI-DETACHED
1,119 SQ. FT
SITE NOS: 1, 2, 5, 6, 13, 14, 17, 18





GROUND FLOOR

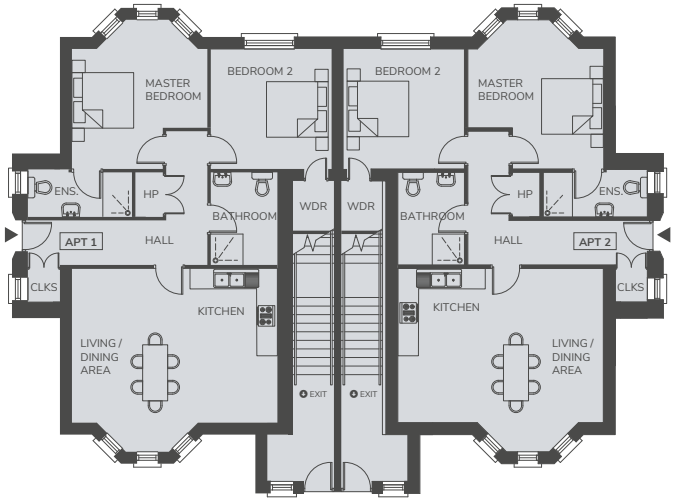
Lounge	13′ 9″ x 13′ 2″
Kitchen / Dining	20′ 0″ x 13′ 2″
WC	8′ 4″ x 3′ 4″

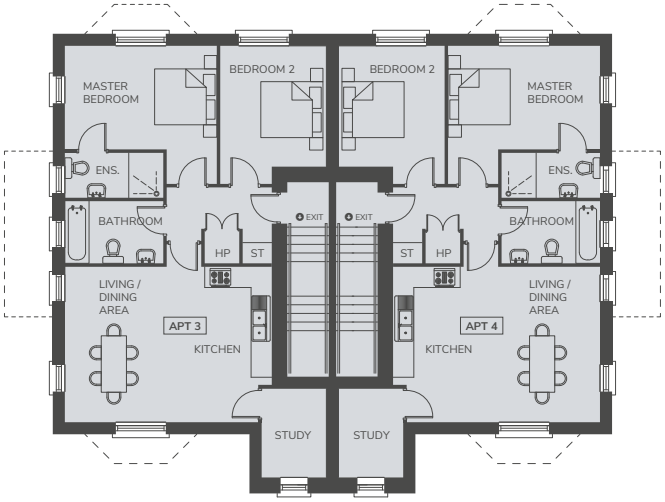
FIRST FLOOR

Master Bedroom	13′ 2″ x 9′ 2″
Ensuite	6′ 8″ x 6′ 8″
Bedroom 2	13′ 2″ x 11′ 2″
Bedroom 3	9′ 8″ x 9′ 2″
Bathroom	10′ 0″ x 6′ 5″
HP	3′ 2″ x 3′ 0″

THE ELFORD

2 BEDROOM APARTMENT
861 SQ. FT (GF) / 829 SQ. FT (FF)
SITE NOS: 7, 8, 9, 10





GROUND FLOOR

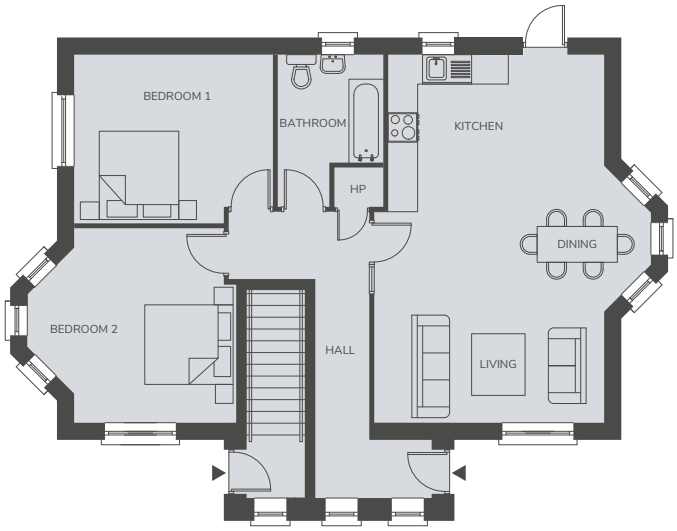
Kitchen / Living / Dining	20′ 0″ x 15′ 0″
Master Bedroom	12′ 10″ x 11′ 8″
Ensuite	7′ 2″ x 3′ 4″
Bedroom 2	12′ 1″ x 11′ 8″
Wardrobe	X′ X″ x X′ X″
Bathroom	9′ 0″ x 4′ 4″
HP	3′ 4″ x 2′ 8″

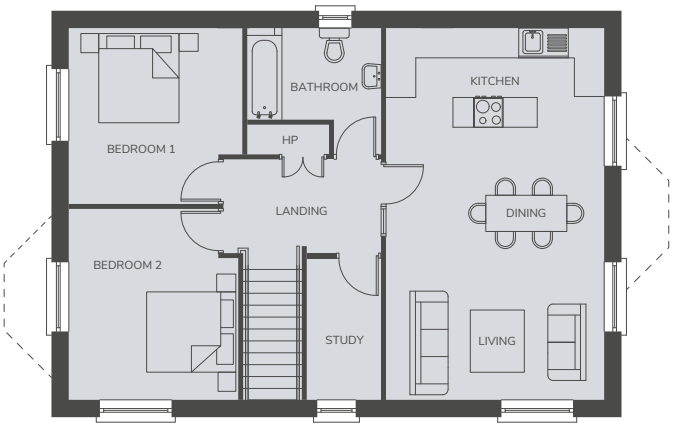
FIRST FLOOR

Kitchen	9′ 4″ x 6′ 0″
Living / Dining	20′ 0″ x 14′ 4″
Master Bedroom	14′ 8″ x 10′ 8″
Ensuite	7′ 10″ x 3′ 4″
Bedroom 2	11′ 8″ x 9′ 10″
Bathroom	7′ 10″ x 6′ 0″
HP	2′ 4″ x 3′ 2″

THE GATESFORD

2 BEDROOM APARTMENT
979 SQ. FT (GF) / 893 SQ. FT (FF)
SITE NOS: 19, 20





GROUND FLOOR

Kitchen /Living / Dining	25′ 0″ x 14′ 8″
Master Bedroom	13′ 2″ x 11′ 8″
Bedroom 2	13′ 2″ x 12′ 0″
Bathroom	8′ 4″ x 6′ 8″
Store	3′ 8″ x 3′ 4″

FIRST FLOOR

Kitchen /Living / Dining	25′ 0″ x 14′ 8″
Bedroom 1	13′ 2″ x 11′ 10″
Bedroom 2	13′ 2″ x 11′ 10″
Bathroom	8′ 6″ x 7′ 2″
Store	6′ 0″ x 5′ 0″

THE HENLEY

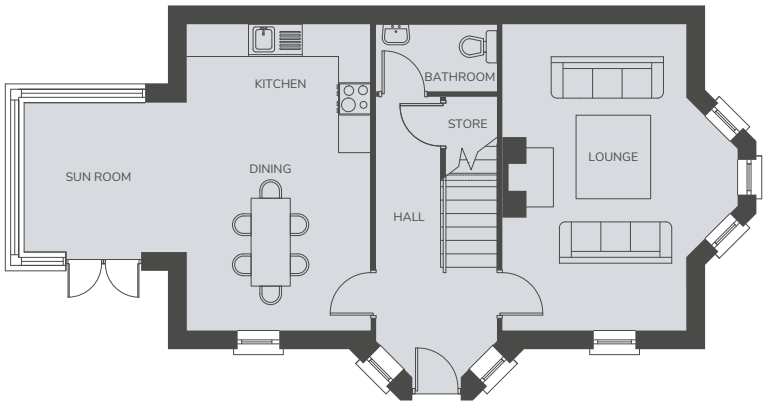
3 BEDROOM DETACHED WITH SUNROOM
1,172 SQ. FT* / 1,240 SQ. FT
SITE NOS: 21*, 22, 23

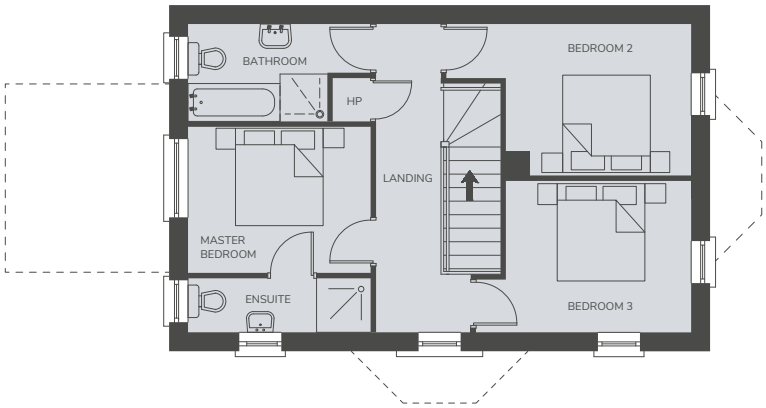
GROUND FLOOR

Lounge	20′ 4″ x 11′ 0″
Kitchen / Dining	20′ 4″ x 11′ 0″
Sunroom	9′ 3″ x 10′ 2″
Bathroom	8′ 4″ x 7′ 10″

FIRST FLOOR

Master Bedroom	11′ 0″ x 9′ 4″
Ensuite	12′ 4″ x 4′ 0″
Bedroom 2	20′ 4″ x 10′ 0″
Bedroom 3	11′ 0″ x 10′ 0″
Bathroom	11′ 0″ x 6′ 4″





* Site 21 features a smaller sunroom (9′ 3″ x 6′ 0″).
Enquire with sales agent for more details.

SITE MAP

THE AUDLEY | 3 BED SEMI-DETACHED | **SITE NOS: 3, 4, 11, 12, 15, 16**

THE BENTLEY | 3 BED SEMI-DETACHED | **SITE NOS: 1, 2, 5, 6, 13, 14, 17, 18**

THE ELFORD | 2 BED APARTMENT | **SITE NOS: 7, 8, 9, 10**

THE GATESFORD | 2 BED APARTMENT | **SITE NOS: 19, 20**

THE HENLEY | 3 BED DETACHED WITH SUNROOM | **SITE NOS: 21, 22, 23**

CARNWOOD HALL

CARNINY ROAD, BALLYMENA

DEVELOPER

JFM CONSTRUCTION LTD. EST. 1968

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JOINT SELLING AGENTS

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lynnandbrewster.com

Rainey & Gregg PROPERTY & FINANCIAL

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raineygregg.com

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