

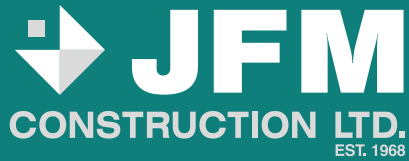


THE HOLLIES

OFF THE OLD ANTRIM RD, BALLYMENA

3, 4 AND 5 BEDROOM DETACHED AND SEMI-DETACHED
HOMES WITH MODERN ELEGANCE





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" each year spanning from 2013 to 2019, 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.





THE HOLLIES

The Hollies is the latest development from the award-winning property developer, JFM Construction, offering beautifully designed three, four and five bedroom detached and semi-detached homes in Ballee, Ballymena.

The Hollies offers three, four and five bedroom detached and semi-detached homes in the townland of Ballee, just four miles south of Ballymena, and in an area with easy access to the town and the surrounding County Antrim countryside.

This is a modern and elegant development that embodies style and quality delivered in a stunning fit and finish. The use of thoughtful architecture defines every home with attractive exterior and interior layouts that make the most of both space and light. A rich mix of brick and render finishes combine with classical design features that fit seamlessly into the mature surroundings to provide homes defined by durability, comfort and beauty.

Now more than ever, our environment and the location in which we live are essential to our health and wellbeing. As a semi-rural location, The Hollies delivers on all fronts with its proximity to nature, outdoors activities, amenities and commuter links.

Residents are in close proximity to shops, grocery stores, fitness centres, beautiful walkways, and parkland where you can enjoy your spare time with family and friends in a selection of coffee shops, bistros, restaurants and leisure locations.

Those who enjoy the outdoors and fitness are well catered for in a town surrounded by different sports clubs and golf courses. The Seven Towers Leisure Centre and the running, walking, and cycling locations available throughout the town, surrounding villages, and the beautiful open countryside.

Ballymena is one of the Province's most convenient commuter towns with a catchment area including Antrim, Ballymoney and Coleraine. Residents can enjoy a central location with a comprehensive road and transport network. As such, there is easy access to Belfast and throughout Northern Ireland and beyond. provide links to many locations throughout the province.



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.

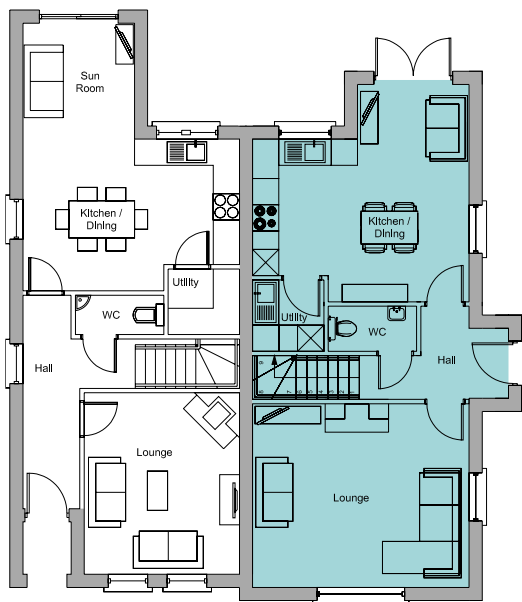
- Gas fired central heating system with condensing combi-boiler
- PVC fascia boards, doors and windows
- Fitted kitchen from a select range
- Fitted appliances including oven, hob and washing machine; free-standing fridge freezer
- Fitted sanitary ware
- Splash back tiling (as applicable)
- Flush internal doors with complimentary door ironmongery
- Internal painting throughout
- Fitted flooring to include either carpet or wood effect 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





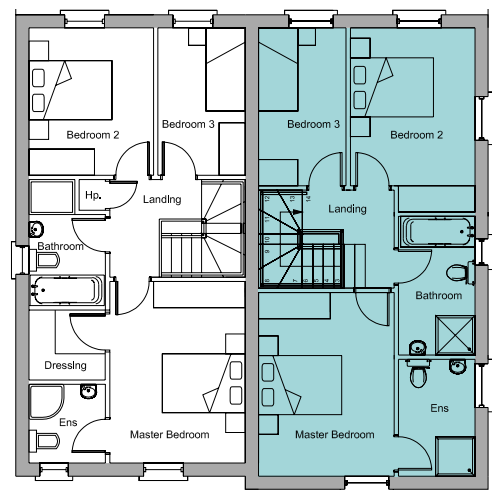
THE ARDMORE

3 BEDROOM SEMI-DETACHED
1142 SQ.FT
SITE NOS. 1 & 16



GROUND FLOOR

Kitchen / Dining / Living	16'0" x 16'0"
Lounge	16'0" x 13'9"
Utility	5'2" x 5'8"
WC	6'4" x 4'3"



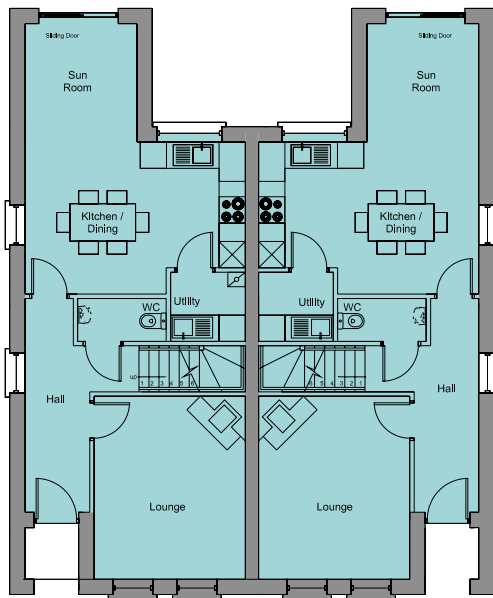
FIRST FLOOR

Master Bedroom	13' 9" x 10' 1"
Ensuite	8'10" x 5'9"
Bedroom 2	13'9" x 9'3"
Bedroom 3	12'0" x 6' 6"
Bathroom	10'8" x 5'9"



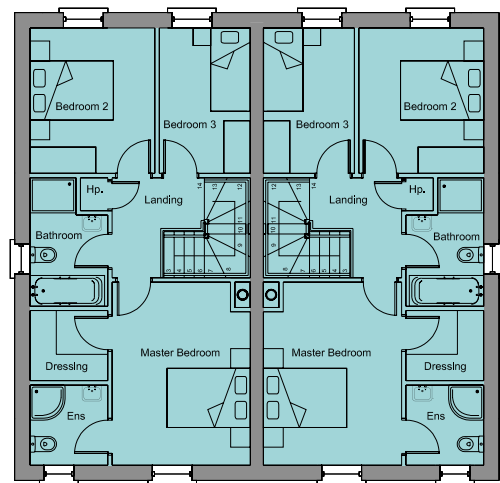
THE BEAUFORT

3 BEDROOM SEMI-DETACHED
1130 SQ.FT
SITE NOS. 2, 3, 6, 7, 10, 11, 12, 13, 15



GROUND FLOOR

Kitchen / Dining	16'6" x 11'5" max
Lounge	13'8" x 11'4"
Sun Room	8'4" x 7'9"
Utility	5'3" x 5'2"
WC	6'6" x 3'7"



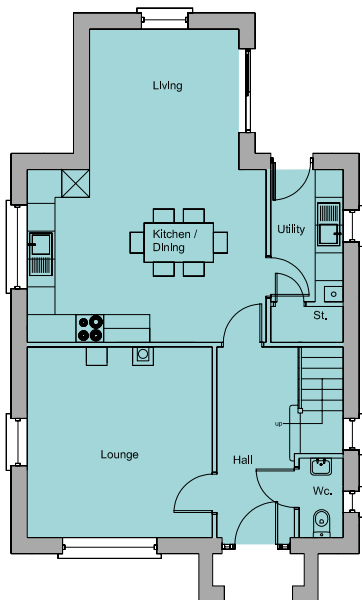
FIRST FLOOR

Master Bedroom	14'4" x 10'4"
Dressing Room	5'9" x 5'3"
Ensuite	5'12" x 5'9"
Bedroom 2	10'10" x 9'4"
Bedroom 3	10'10" x 6'10"
Bathroom	9'7" x 5'6"



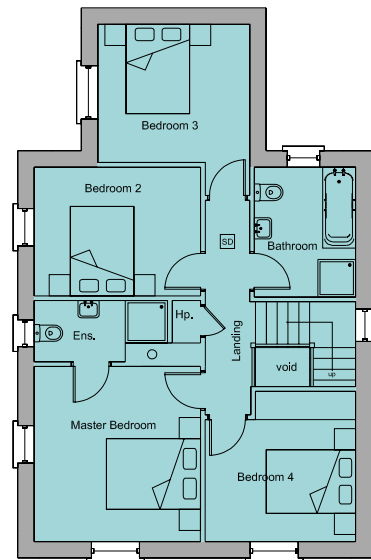
THE CAMBRIDGE

4 BEDROOM DETACHED
1375 SQ.FT
SITE NO. 14



GROUND FLOOR

Kitchen / Dining / Living	22'3" x 16'2" max
Lounge	13'6" x 12'1"
Utility	9'4" x 6'3"
WC	5'7" x 3'1"



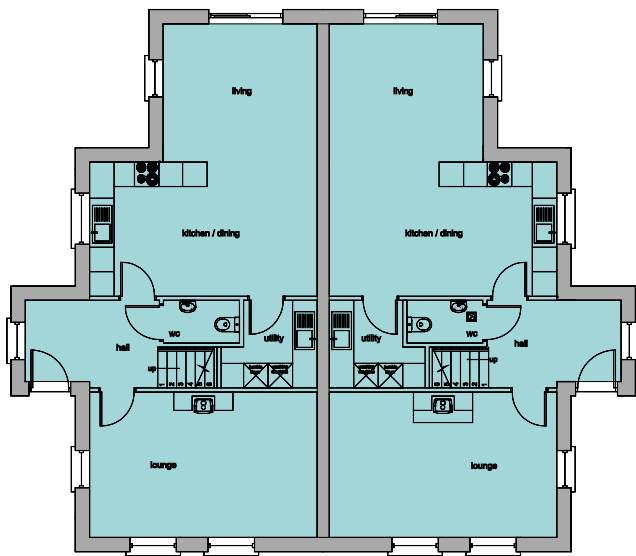
FIRST FLOOR

Master Bedroom	12'2" x 11'7"
Ensuite	9'3" x 4'3"
Bedroom 2	11'7" x 8'12"
Bedroom 3	10'7" x 8'10"
Bedroom 4	10'6" x 10'6"
Bathroom	9'1" x 7'1"



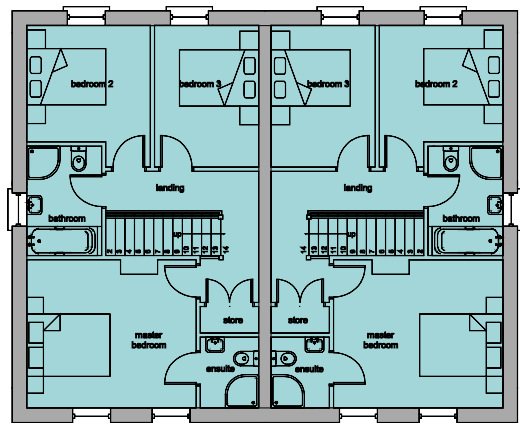
THE DANBURY

3 BEDROOM SEMI-DETACHED
1253 SQ.FT
SITE NOS. 8 & 9



GROUND FLOOR

Kitchen / Dining / Living	21'11" x 18'3" max
Lounge	18'3" x 11'4"
Utility	7' 0" x 7'9"
WC	6'1" x 3'11"



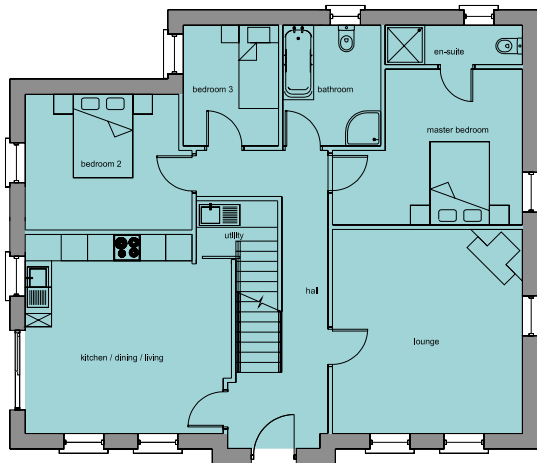
FIRST FLOOR

Master Bedroom	13'4" x 11'8"
Ensuite	8'7" x 5'10"
Bedroom 2	9'9" x 9'2"
Bedroom 3	9'2" x 8'2"
Bathroom	8'8" x 5' 11"



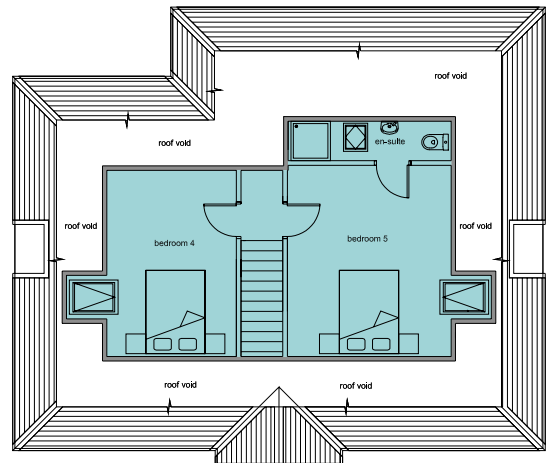
THE EVELYN

5 BEDROOM DETACHED
1460 SQ.FT
SITE NOS. 4 & 5



GROUND FLOOR

Kitchen / Dining / Living	15'5" x 14'11 max
Lounge	14'2" x 15'3"
Master Bedroom	13'12 x 11'8" max
Ensuite	10'3" x 3'0"
Bedroom 2	11'10" x 10'2"
Bedroom 3	7'1" x 9'0"
Bathroom	9'0" x 7'4"



FIRST FLOOR

Bedroom 4	13'6" x 9'6"
Bedroom 5	14'1" x 12' 0"
Ensuite	12'0" x 3'0"

SITE MAP



THE ARDMORE | 3 BED SEMI-DETACHED | 1142 sq.ft | **SITE NOS: 1 & 16**

THE BEAUFORT | 3 BED SEMI-DETACHED | 1130 sq.ft | **SITE NOS: 2, 3, 6, 7, 10, 11, 12, 13, 15**

THE CAMBRIDGE | 4 BED DETACHED | 1375 sq.ft | **SITE NOS: 14**

THE DANBURY | 3 BED SEMI-DETACHED | 1253 sq.ft | **SITE NOS: 8 & 9**

THE EVELYN | 5 BED DETACHED | 1470 sq.ft | **SITE NOS: 4 & 5**



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9

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11

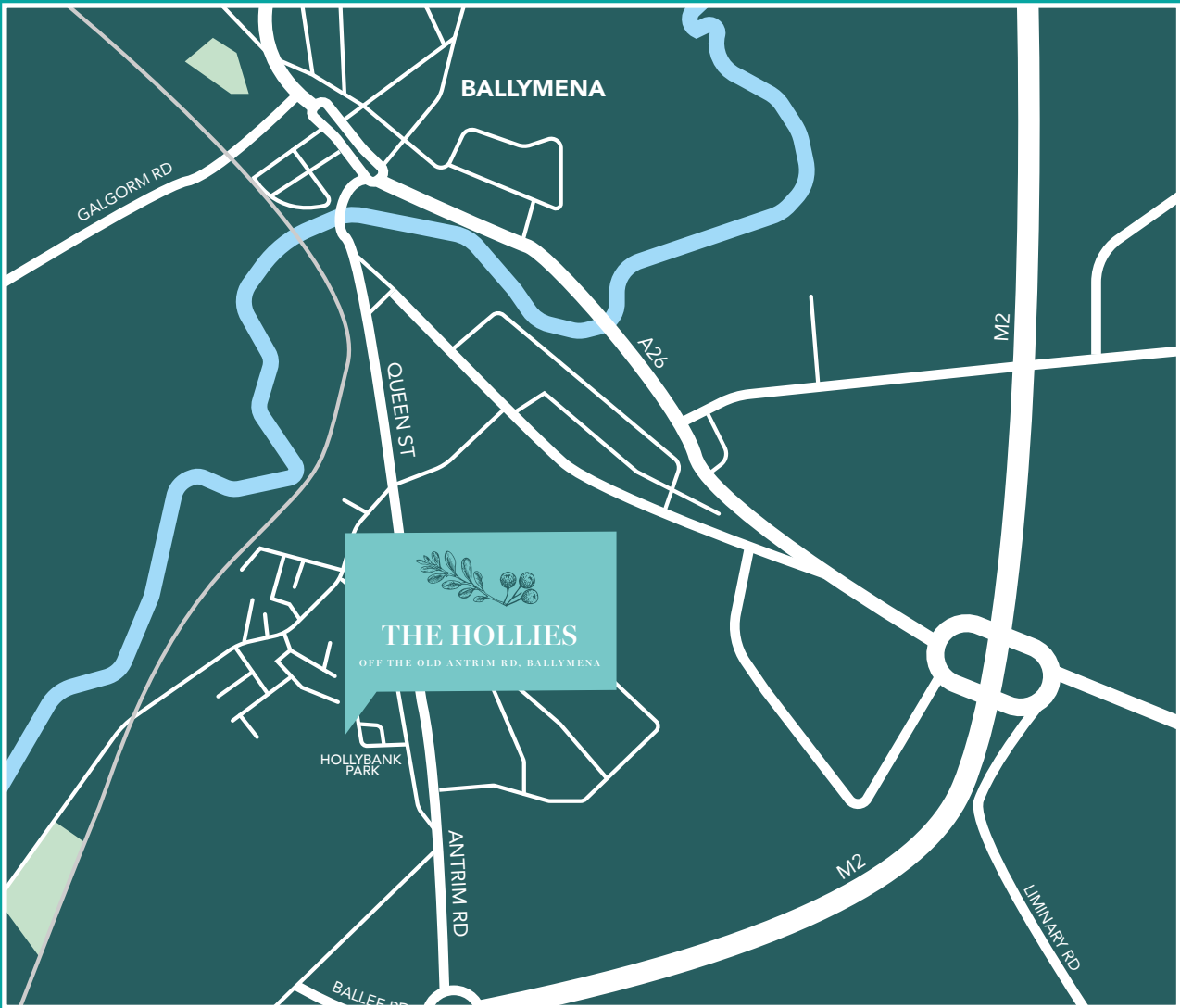
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13

16

15

14



DEVELOPER



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