



CARNWOOD

BALLYMENA

3 & 4 Bedroom Family Homes

Positioned within one of Ballymena's most popular and convenient locations

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 and 2015, 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 www.jfmconstruction.com





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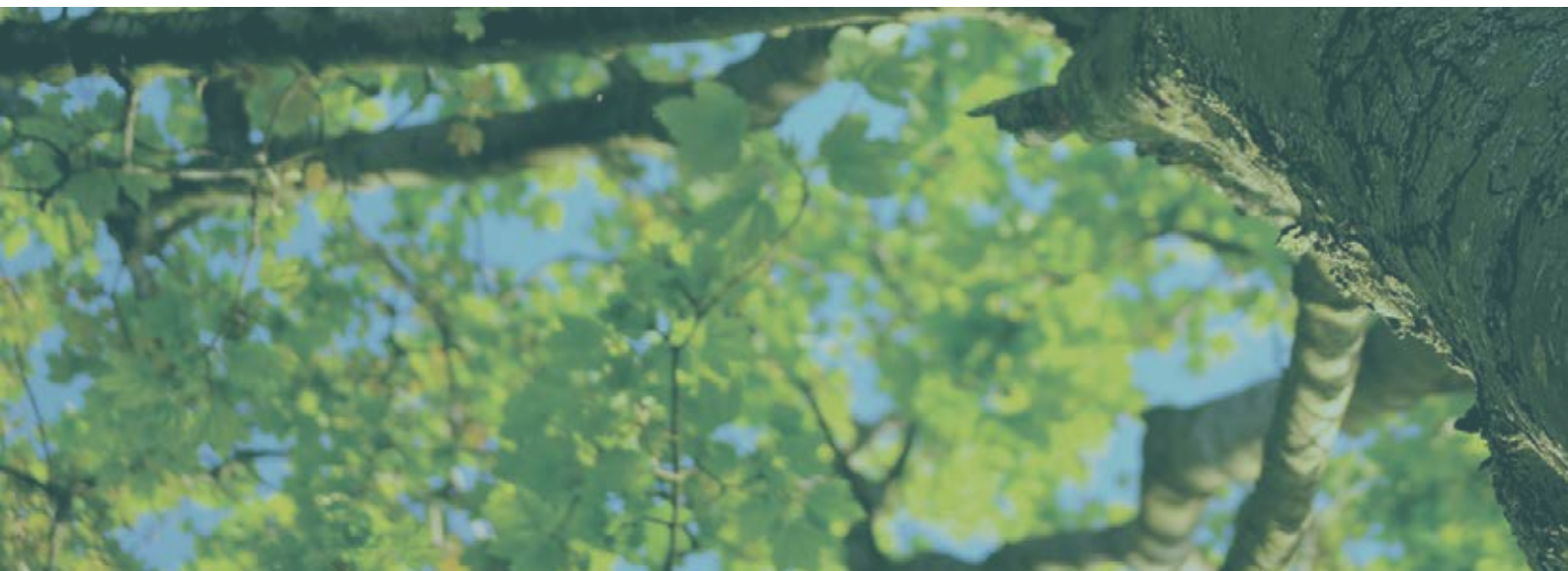
Carnwood offers home owners attractive architectural design, excellent build quality with a generous turn key finish.

Situated off the Carniny Road in Ballymena, Carnwood 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 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, fridge freezer and washing machine
- 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)
- Fitted fireplace from range (as applicable)
- 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





HOUSE TYPE A

4 Bedroom Detached

Site no. 2 - **1474 Sq. Ft. (exc. garage)**



Ground Floor

Lounge	18'3" x 12'4"
Kitchen / Dining	12'7" x 22'6" plus bay
Utility	7'8" x 8'5"
Garage	20'6" x 12'7"



First Floor

Master Bedroom	10'3" x 12'4" plus ensuite
Bedroom 2	9'8" x 12'4"
Bedroom 3	9'5" x 9'8"
Bedroom 4	7'5" x 9'8"
Bathroom	6'3" x 9'1"



HOUSE TYPE A1

4 Bedroom Detached

Site no. 3 & 4 - **1355 Sq. Ft.**



Ground Floor

Lounge

18'3" x 12'4"

Kitchen / Dining

12'7" x 22'6"
plus bay



First Floor

Master Bedroom

10'3" x 12'4"
plus ensuite

Bedroom 2

9'8" x 12'4"

Bedroom 3

9'5" x 9'8"

Bedroom 4

7'5" x 9'8"

Bathroom

6'3" x 9'1"



HOUSE TYPE A2

4 Bedroom Detached

Site no. 1, 5 & 6 - **1339 Sq. Ft.**



Ground Floor

Lounge

18'3" x 12'4"

Kitchen / Dining

12'7" x 22'6"



First Floor

Master Bedroom

10'3" x 12'4"
plus ensuite

Bedroom 2

9'8" x 12'4"

Bedroom 3

9'5" x 9'8"

Bedroom 4

7'5" x 9'8"

Bathroom

6'3" x 9'1"



HOUSE TYPE B

3 Bedroom Semi-Detached

Site no. 35, 36, 37 & 38 - **1130 Sq. Ft.**



Ground Floor

Lounge

15'8" x 11'4"

Kitchen / Dining

13'5" x 18'3" max



First Floor

Master Bedroom

12'1" x 11'5"
plus ensuite

Bedroom 2

12'5" x 9'0"

Bedroom 3

8'9" x 8'9"

Bathroom

6'6" x 10'4"



HOUSE TYPE B1

3 Bedroom Semi-Detached

Site no. 15, 16, 17, 18, 19, 20, 21 & 22 - **1130 Sq. Ft.**



Ground Floor

Lounge

15'8" x 11'4"

Kitchen / Dining

13'5" x 18'3" max



First Floor

Master Bedroom

12'1" x 11'5"
plus ensuite

Bedroom 2

12'5" x 9'0"

Bedroom 3

8'9" x 8'9"

Bathroom

6'6" x 10'4"



HOUSE TYPE C

3 Bedroom Semi-Detached

Site no. 25, 26, 33, 34, 39, 40, 41 & 42 - **1017 Sq. Ft.**



Ground Floor

Lounge

12'0" x 13'8"
plus bay

Kitchen / Dining

12'3" x 20'4" max



First Floor

Master Bedroom

12'3" x 10'2"
plus ensuite

Bedroom 2

12'0" x 9'9"

Bedroom 3

10'7" x 10'2"

Bathroom

8'6" x 6'6"



HOUSE TYPE C1

3 Bedroom Semi-Detached

Site no. 23, 24, 27, 28, 29, 30, 31 & 32 - **1017 Sq. Ft.**



Ground Floor

Lounge

12'0" x 13'8"
plus bay

Kitchen / Dining

12'3" x 20'4"



First Floor

Master Bedroom

12'3" x 10'2"
plus ensuite

Bedroom 2

12'0" x 9'9"

Bedroom 3

10'7" x 10'2"

Bathroom

8'6" x 6'6"



APARTMENT TYPE D

2 Bedroom Apartments

Site no. 43, 44, 45, 46, 47 & 48 - **915 Sq. Ft.**



Ground Floor

Living / Kitchen / Dining	25'0" into bay x 16'7"
Master Bedroom	11'0" x 13'1" plus ensuite
Bedroom 2	11'7" x 11'5"
Bathroom	9'9" x 7'9" max



First Floor

Living / Kitchen / Dining	25'0" x 25'5" max
Master Bedroom	11'0" x 13'1" plus ensuite
Bedroom 2	11'7" x 11'5"
Bathroom	9'9" x 7'9" max



APARTMENT TYPE E

2 Bedroom Apartments

Site no. 7, 8, 12a & 14 - **893 Sq. Ft.**



Ground Floor

Living / Dining	12'2" x 20'1" plus bay
Kitchen	12'1" x 8'7"
Bedroom 1	11'5" x 12'8"
Bedroom 2	10'8" x 12'2"
Bathroom	11'4" x 7'2"
Store / Study	6'9" x 4'2"



First Floor

Living / Dining	12'2" x 20'1" plus bay
Kitchen	12'1" x 8'7"
Bedroom 1	11'5" x 12'8"
Bedroom 2	10'8" x 12'2"
Bathroom	11'4" x 7'2"
Store / Study	8'4" x 6'4" max 'L' Shaped



APARTMENT TYPE F

2 Bedroom Apartments

Site no. 9, 10, 11 & 12 - **866 Sq. Ft.**



Ground Floor

Living / Kitchen

15'8" x 19'8"
plus bay

Master Bedroom

14'8" x 10'1"

Bedroom 2

11'2" x 9'9"

Bathroom

6'2" x 9'9"

Store / Study

11'8" x 10'0" max
'L' Shaped



First Floor

Living / Kitchen

15'8" x 19'8"
plus bay

Master Bedroom

14'8" x 9'9"

Bedroom 2

11'2" x 10'0"

Bathroom

9'2" x 6'2"

Store / Study

10'0" x 5'6"

SITE PLAN

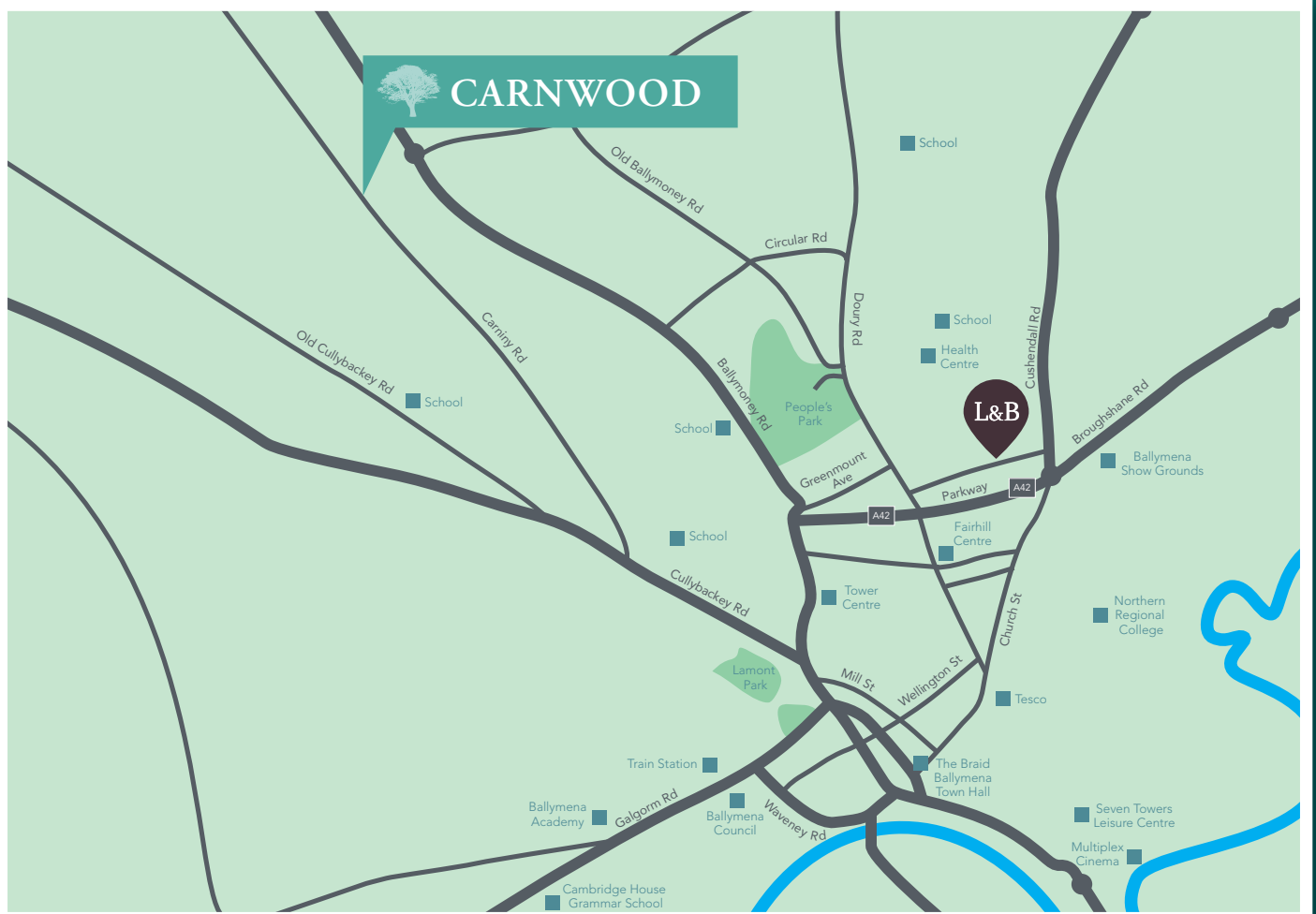


House Type A	Site No. 2
House Type A1	Site No. 3 & 4
House Type A2	Site No. 1, 5 & 6
House Type B	Site No. 35, 36, 37 & 38
House Type B1	Site No. 15, 16, 17, 18, 19, 20, 21 & 22
House Type C	Site No. 25, 26, 31, 34, 39, 40, 41 & 42
House Type C1	Site No. 23, 24, 27, 28, 29, 30, 31 & 32
Apartment Type D	Site No. 43, 44, 45, 46, 47 & 48
Apartment Type E	Site No. 7, 8, 12a & 14
Apartment Type F	Site No. 9, 10, 11 & 12



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BALLYMENA



DEVELOPER

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