

# QUARRY HILL

- Old Portglenone Road, Ahoghill -

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A Select Development of  
2 & 3 Bedroom Family Homes

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*Quality homes surrounded in picturesque countryside and cultural heritage.*



# 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 [www.jfmconstruction.com](http://www.jfmconstruction.com)



## QUARRY HILL

- Old Portglenone Road, Ahoghill -

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

Located in the village of Ahoghill, Co Antrim, this latest development from Award Winning property developer JFM Construction offers beautifully designed two bedroom apartments and three bedroom townhouses & semi-detached homes.

Situated off the Old Portglenone Road, residents can enjoy an ideal mix of the convenience and the peacefulness afforded by a development located in a quiet semi-rural area. Ahoghill Villagers take great pride in their community, reflected by their win in the 2015 Ulster in Bloom competition. Residents can also enjoy a selection of local grocery and supermarket options, bakeries and tea rooms - all just a short distance away.

Quarry Hill is just two miles from Galgorm Village, complete with stunning riverscapes and the world-class Galgorm Hotel & Spa in which to relax and unwind. Ballymena is just four miles to the east and benefits from a compact town centre affording easy access to fabulous 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 an active lifestyle can avail of the many fitness facilities within Ballymena including Lifestyle Fitness, Seven Towers Leisure Centre and Flamingo Fitness, as well as the running, walking and cycling opportunities within the local parkland. Ballymena is a family-centric location with a superb selection of schools and colleges as well as recreational fun to be enjoyed at The People's Park, the local cinema complex and The Braid (Museum and Arts Centre) to name just a few locations. Commuters travelling further afield can avail of a comprehensive road and commuter network from Ballymena, which enables easy access to the north-west of the Province and south to Belfast City Centre and beyond. The town's extensive rail and bus network are accessed directly from the town to many locations throughout the province.





# SPECIFICATION

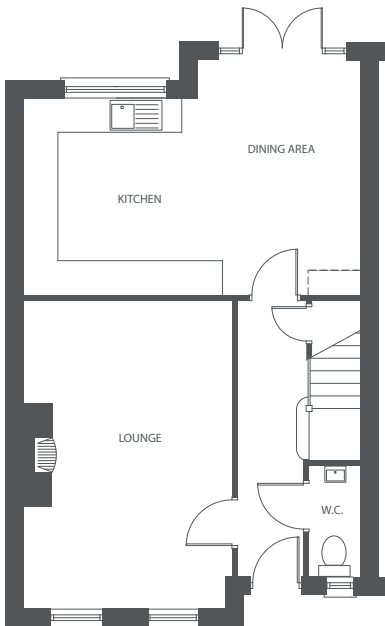
JFM Construction take pride in the quality of our fit and finish throughout every development we build ensuring you have a home to be proud of.

- Gas fired Central Heating system with condensing combi-boiler
- PVC fascia, 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)
- Wiring left for burglar alarm (additional cost to fit alarm)
- NHBC warranty



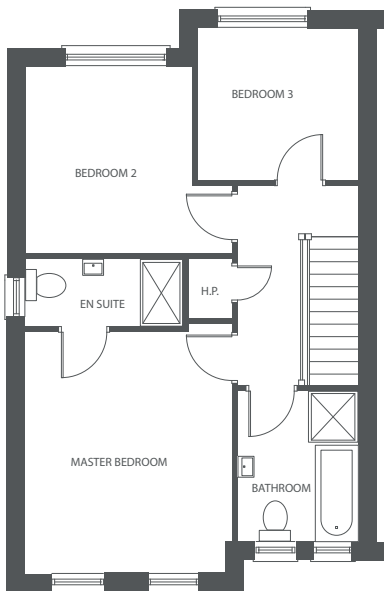
## THE SAPPHIRE

3 Bedroom Semi-Detached House  
Site no's. 5, 6, 15, 16, 32 & 33 - **1150 Sq. Ft.**



Ground Floor

Hallway	16'4" x 3'7"
WC	6'5" x 2'9"
Kitchen/Dining	19'3" x 11'3" plus bay
Lounge	17'7" x 11'9"



First Floor

Master Bedroom	13'9" x 11'9" max
Ensuite	3'9" x 9'1"
Bedroom 2	9'6" x 10'8"
Bedroom 3	9'3" x 8'8"
Bathroom	8'6" x 6'6"

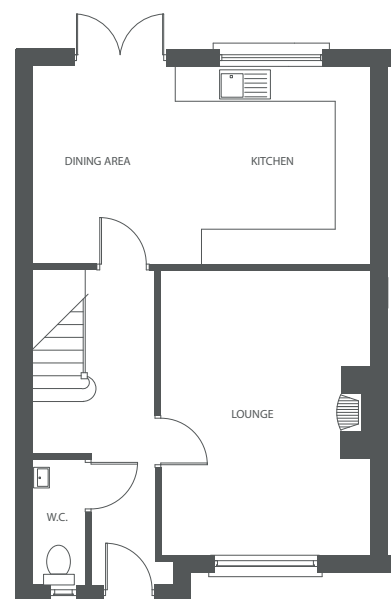
Please note: Images are for illustration purposes only and finishes are subject to change.





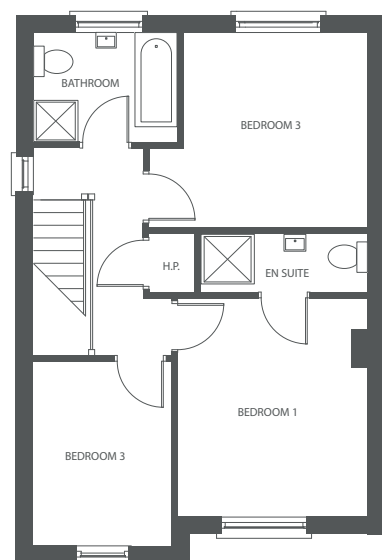
## THE RUBY

3 Bedroom Semi-Detached House  
Site no's. 1-4, 7-14, 17 & 18 - **1075 Sq. Ft.**



### Ground Floor

Hallway	17'7" x 3'6"
WC	7' x 2'9"
Kitchen/Dining	19' x 11'1"
Lounge	16' x 11'8"



### First Floor

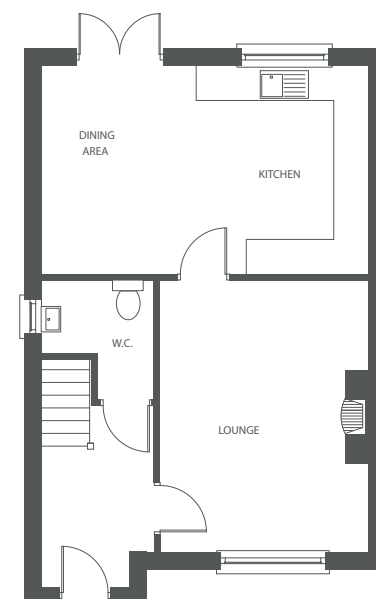
Master Bedroom	10'8" x 12'1"
Ensuite	9'8" x 3'9"
Bedroom 2	11'1" x 10'4"
Bedroom 3	10'4" x 7'8"
Bathroom	8'2" x 6'2"

Please note: Images are for illustration purposes only and finishes are subject to change.



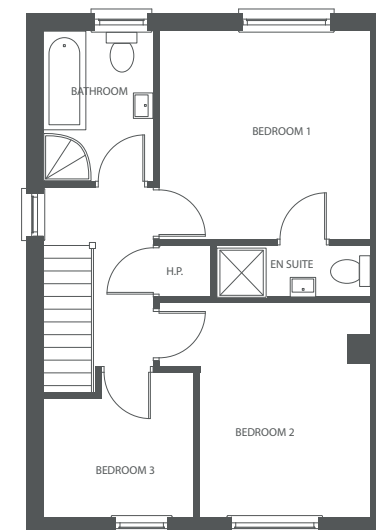
## THE JADE

3 Bedroom Townhouse  
Site no's.19, 26 & 31 - **1033 Sq. Ft.**



### Ground Floor

Hallway	9'8" x 6'3"
WC	5'2" x 6'3"
Kitchen/Dining	18'5" x 11'8"
Lounge	15'4" x 11'8"



### First Floor

Master Bedroom	11'9" x 11'8"
Ensuite	8'6" x 2'9"
Bedroom 2	12'1" x 9'6"
Bedroom 3	8'5" x 6'7"
Bathroom	8'5" x 6'2"

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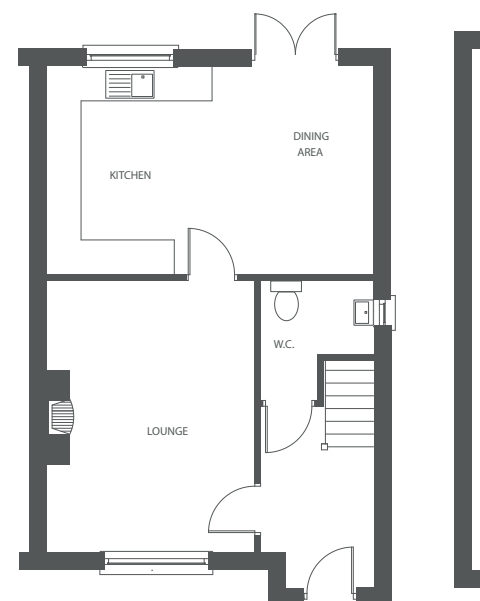




## THE EMERALD

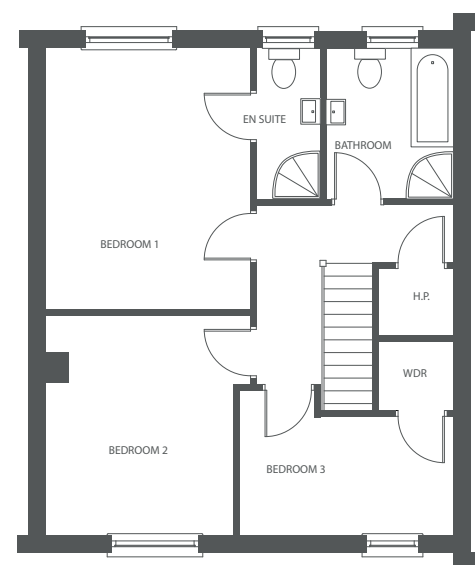
3 Bedroom Townhouse

Site no's. 20, 27 & 30 - **1158 Sq. Ft.**



### Ground Floor

Hallway	9'8" x 6'3"
WC	5'2" x 6'3"
Kitchen/Dining	18'5" x 11'8"
Lounge	11'8" x 15'4"



### First Floor

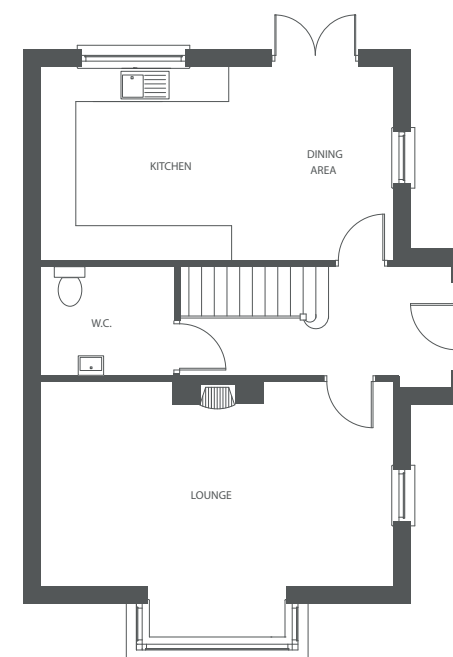
Master Bedroom	14'7" x 11'6"
Ensuite	8'5" x 3'6"
Bedroom 2	12'4" x 10'6"
Bedroom 3	12'1" x 8'2"
Bathroom	8'5" x 7'2"



## THE CORAL

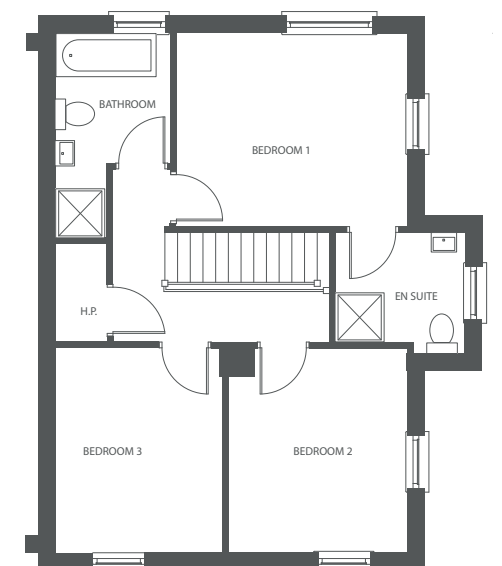
3 Bedroom Townhouse

Site no's. 21, 28 & 29 - **1270 Sq. Ft.**



### Ground Floor

Hallway	11'9" x 6'2"
WC	8'2" x 6'2"
Kitchen/Dining	20' x 10'9"
Lounge	20' x 11'6" plus bay



### First Floor

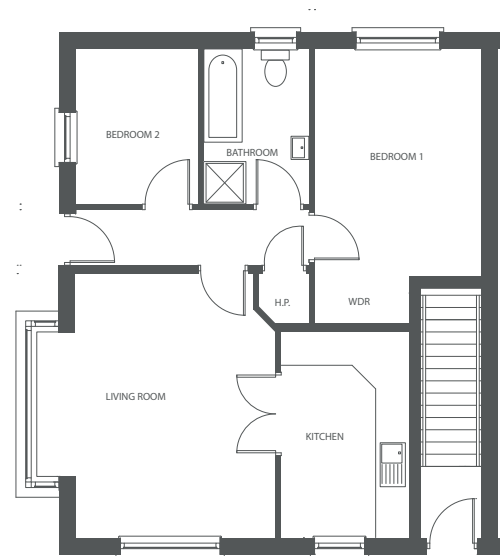
Master Bedroom	13'1" x 10'9"
Ensuite	8'2" x 6'2"
Bedroom 2	11'6" x 10'1"
Bedroom 3	11'6" x 9'5"
Bathroom	10'9" x 6'5" max





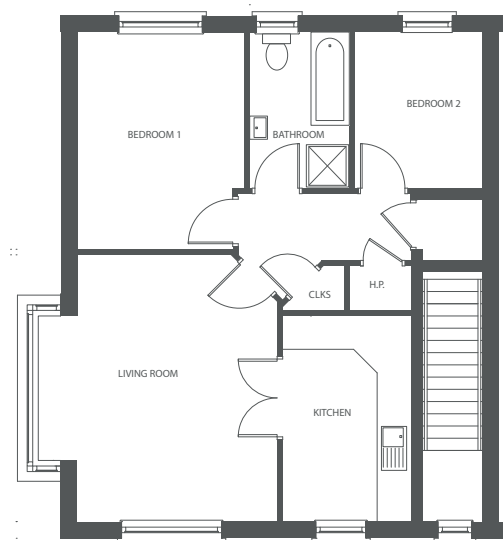
## THE PEARL

2 Bedroom Apartment  
Site no's. 22-25 - **643 Sq. Ft.**



### Ground Floor

Kitchen	12'1" x 7'5"
Living Room	15'5" x 11'8" plus bay
Bedroom 1	13'4" x 9'8" plus wardrobe
Bedroom 2	9'1" x 7'2"
Bathroom	9'1" x 6'2"



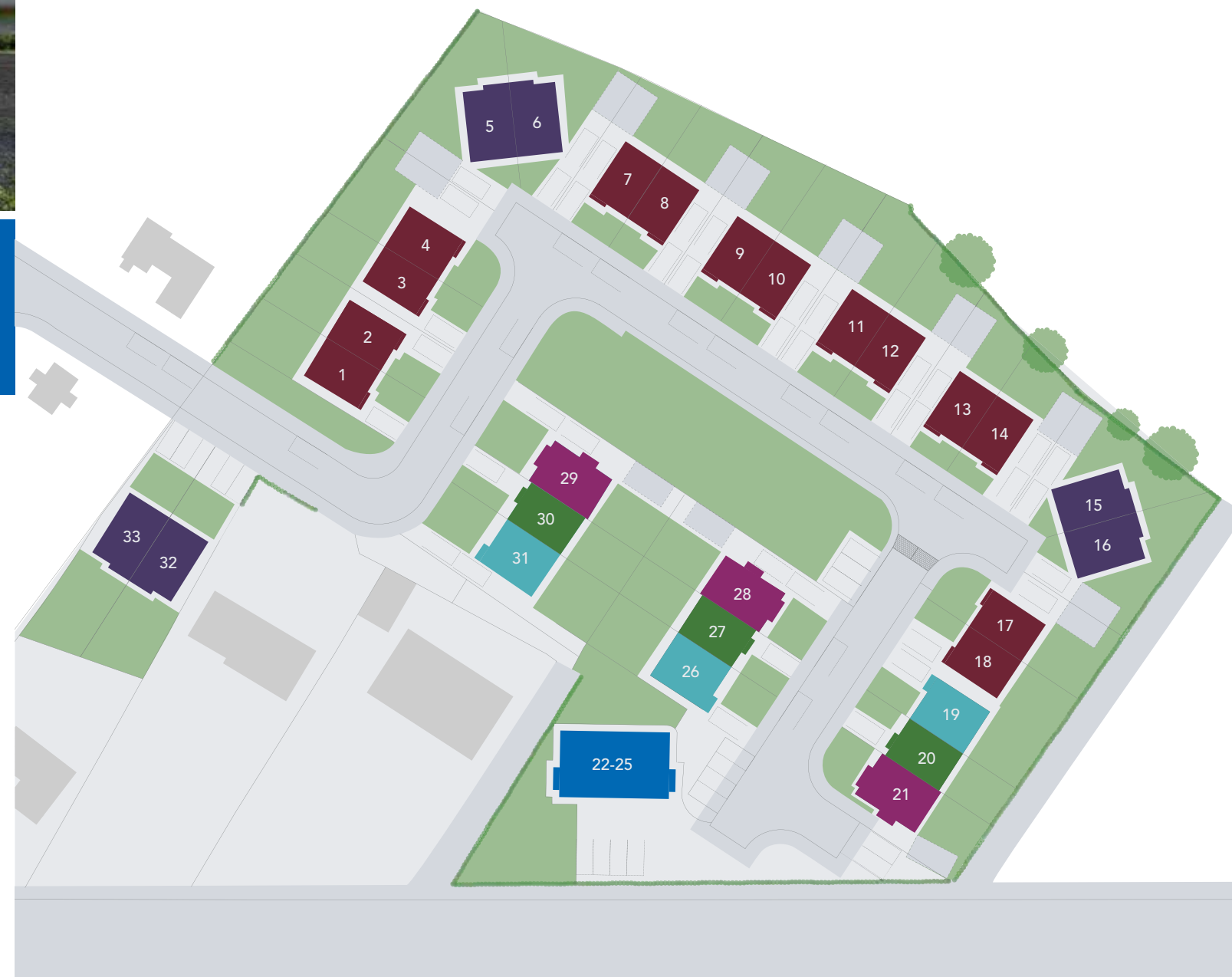
### First Floor

Kitchen	12'1" x 7'5"
Living Room	15'5" x 11'8" plus bay
Bedroom 1	13'4" x 9'8" plus wardrobe
Bedroom 2	9'1" x 7'2"
Bathroom	9'1" x 6'2"

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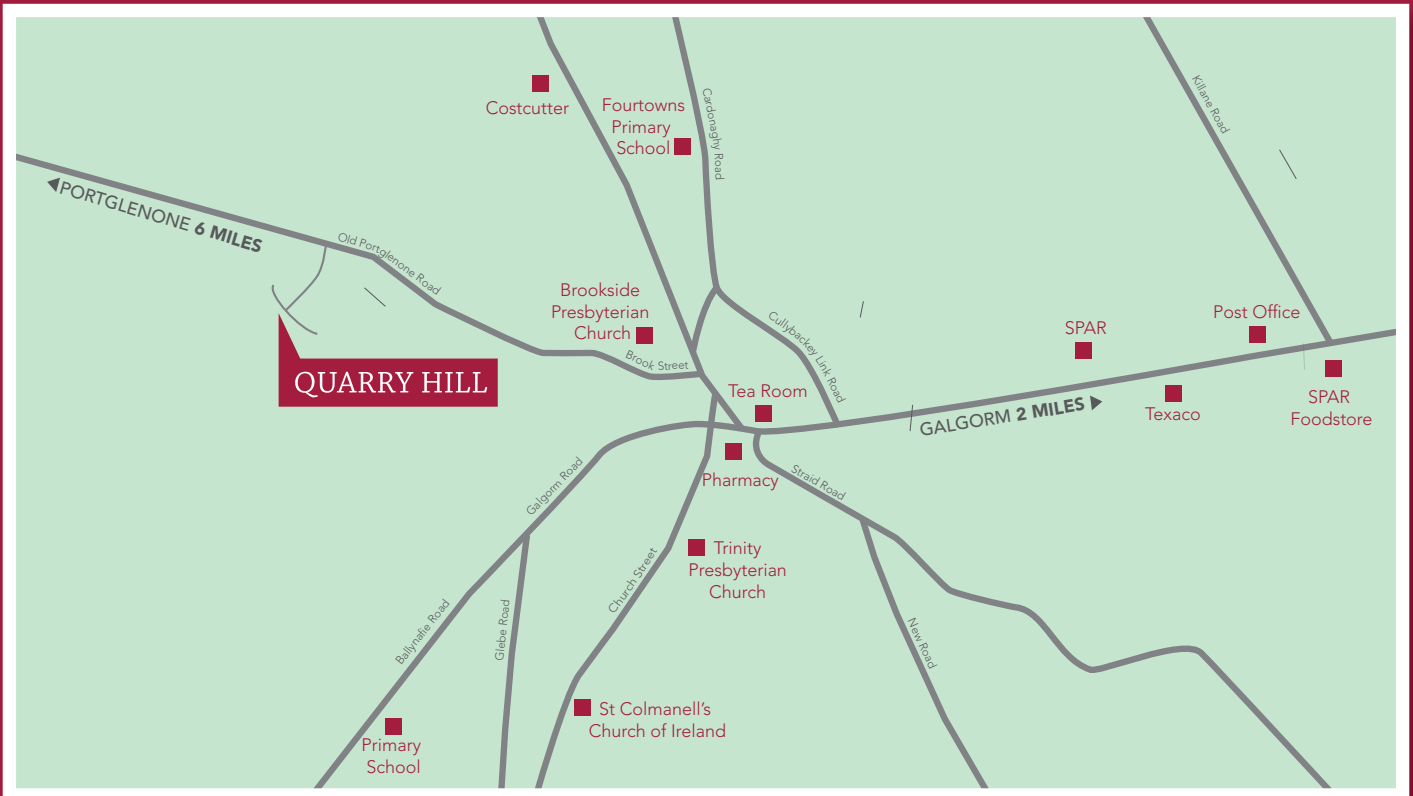
## SITE PLAN



	The Sapphire	3 Bedroom Semi-detached		The Emerald	3 Bedroom Townhouse
	The Ruby	3 Bedroom Semi-detached		The Coral	3 Bedroom Townhouse
	The Jade	3 Bedroom Townhouse		The Pearl	2 Bedroom Apartment

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- Old Portglenone Road , Ahoghill -



DEVELOPER

**JFM**  
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