



Abbey Grange

PORTGLENONE

FINAL PHASE



Abbey Grange - 16 Finlaystown Road, Portglenone. BT44 8EA



A modern development of detached & semi detached homes in the historical village of Portglenone.

Abbey Grange is a modern development of detached and semi detached homes in the historical village of Portglenone. Situated on an elevated site with stunning views and nestling on the outskirts of the town, Abbey Grange offers the perfect blend of countryside living with all town amenities on your doorstep.

The development consists of 11 generously proportioned three and four bedroom homes, designed and finished to the highest quality. The distinctive interiors and generous turnkey package mean that these properties will catch the eye of the most discerning homebuyer.

PRH has maintained their enviable reputation for designing homes that suits all aspects of family life. The meticulous attention to detail; from design stages to the end finishes allows us to create outstanding homes that are constructed to the highest quality.

“The perfect canvas upon which to create the home of your dreams”



The historial village of Portglenone

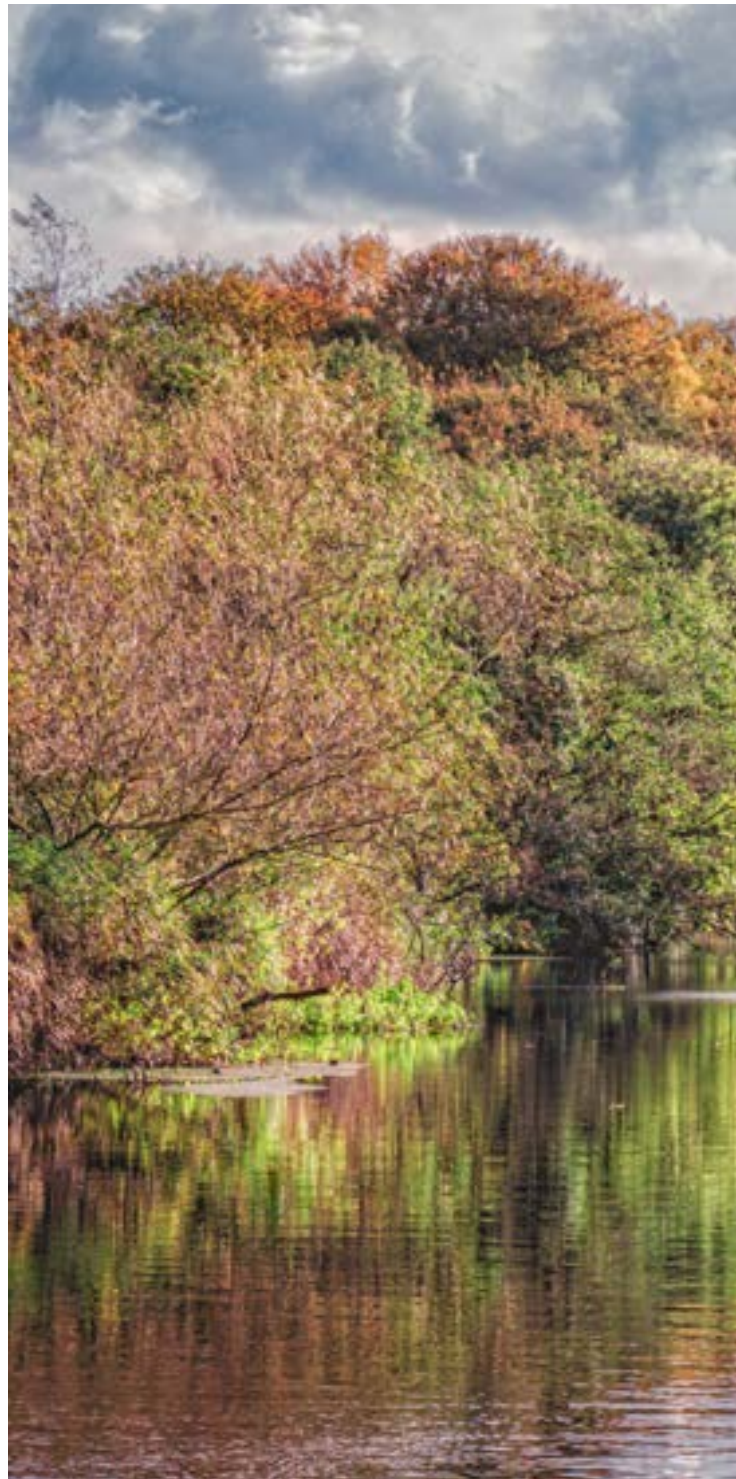
Portglenone Town Centre can be reached in a brief five-minute stroll and is home to an array of shops, cafes, restaurants, GP, pharmacies and schools; all located just a short distance away!

Portglenone is known for its stunning walks along the edge of the River Bann in the renowned Portglenone Forest and Glenone Forest Walk locally known as “Fishermas Walk.” Home to Portglenone Marina which hosts many facilities including a play park and beautiful picnic area looking over the river.

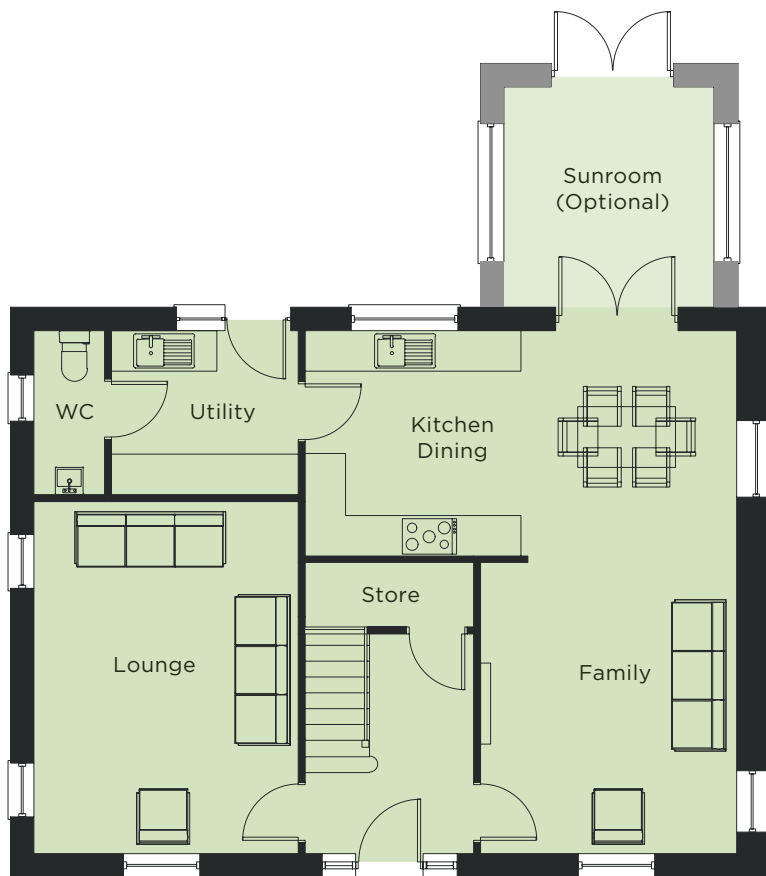
Golf clubs are in abundance in the surrounding towns all within a short drive away.

Portglenone provides excellent rail and road links to the larger towns such as Ballymena and Magherafelt, both a short 20min drive away. Belfast and Derry/Londonderry can both be reached by car within the hour or you relax and avoid the traffic as the nearest train station is just 6 miles away in Cullybackey.

“Everything a homeowner may possibly need is situated right on your door step”







Ground Floor



House Type A

4 Bedroom Detached

1851 ft² / 172 m² With Sunroom

1734 ft² / 161 m² Without Sunroom

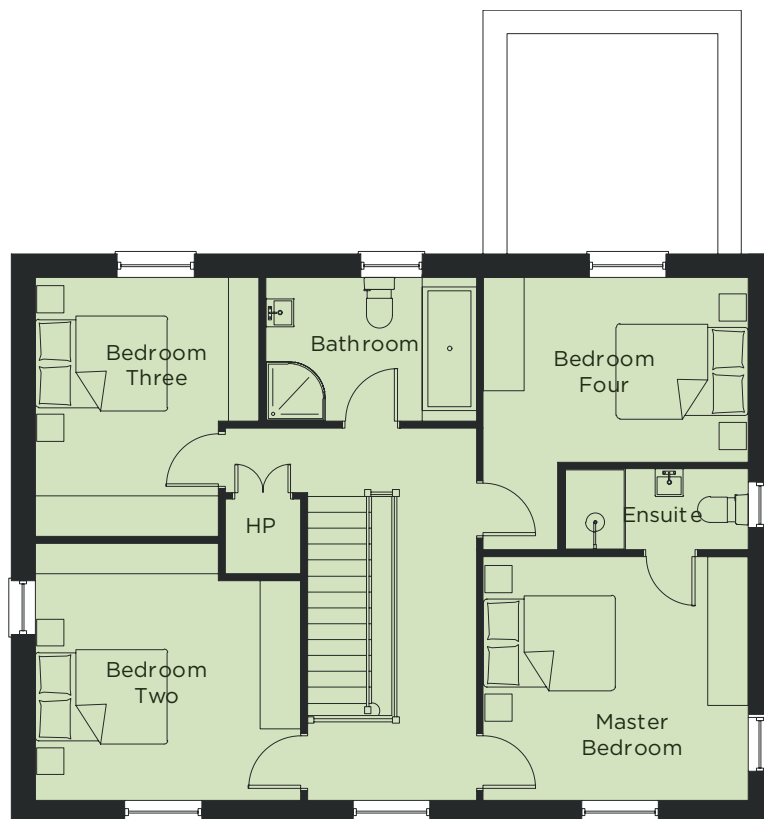
Ground Floor

Entrance Hall	2.5m wide
Lounge	5.2m x 3.9m
Family	4.4m x 3.8m
Kitchen / Dining	6.4m x 3.3m
Sunroom	3.2m x 3.1m
Utility	2.7m x 2.4m
WC	2.4m x 1.0m

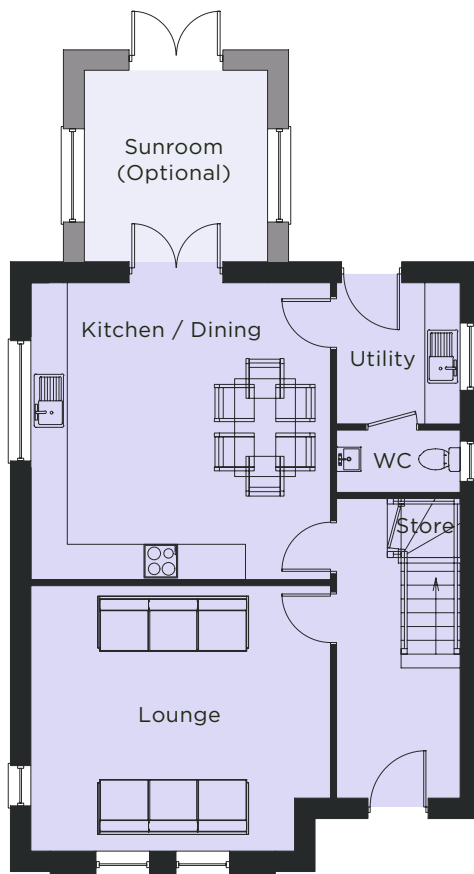
First Floor

Master Bedroom	3.9m x 3.6m
Ensuite	2.7m x 1.2m
Bedrom Two	3.9m x 3.8m
Bedroom Three	3.8m x 3.3m
Bedroom Four	3.9m x 2.7m
Bathroom	3.1m x 2.1m

All layouts and dimensions are indicative and not to scale. Actual finished dimensions may differ due to construction tolerances.



First Floor



Ground Floor



House Type B

4 Bedroom Detached

1576 ft² / 146 m² With Sunroom

1455 ft² / 135 m² Without Sunroom

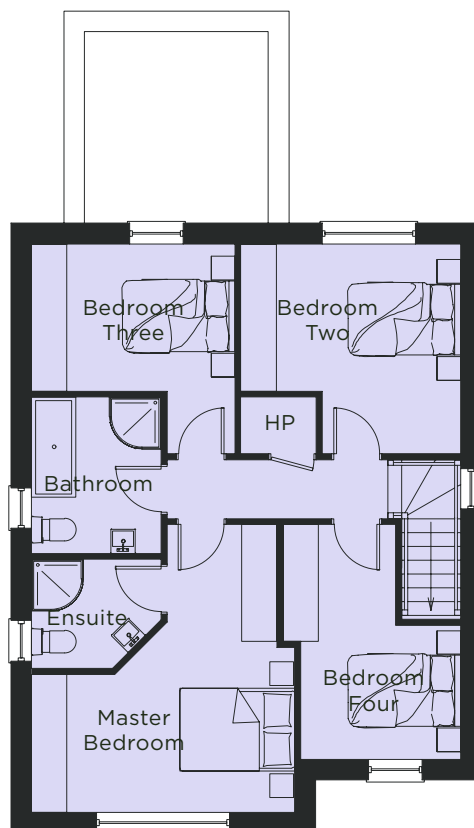
Ground Floor

Entrance Hall	2.0m wide
Lounge	5.0m x 4.5m
Kitchen / Dining	5.0m x 5.0m
Sunroom	3.2m x 3.1m
Utility	2.4m x 2.1m
WC	2.1m x 1.0m

First Floor

Master Bedroom	4.8m x 4.4m
Ensuite	2.2m x 1.8m
Bedrom Two	3.7m x 3.5m
Bedroom Three	3.4m x 2.5m
Bedroom Four	3.9m x 3.0m
Bathroom	2.6m x 2.2m

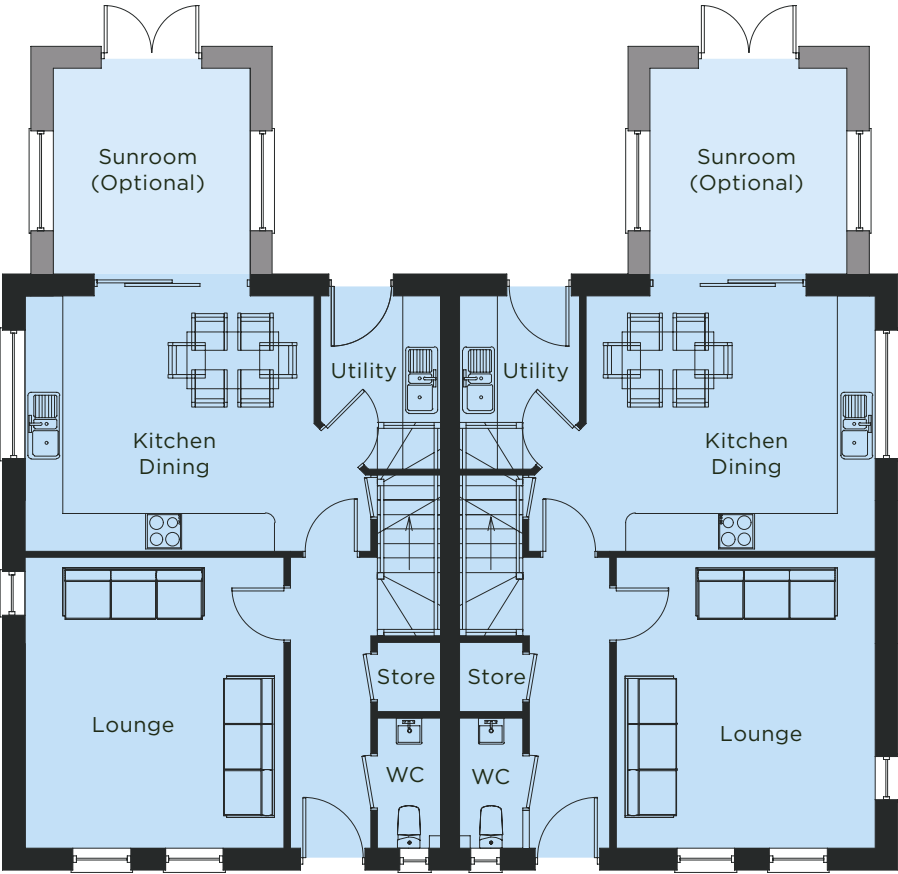
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First Floor



Please Note: Computer Generate Images (CGIs) are for illustration purposes and general guidance only.



Ground Floor



House Type C

3 Bedroom Semi Detached

1359 ft² / 126 m² With Sunroom

1238 ft² / 115 m² Without Sunroom

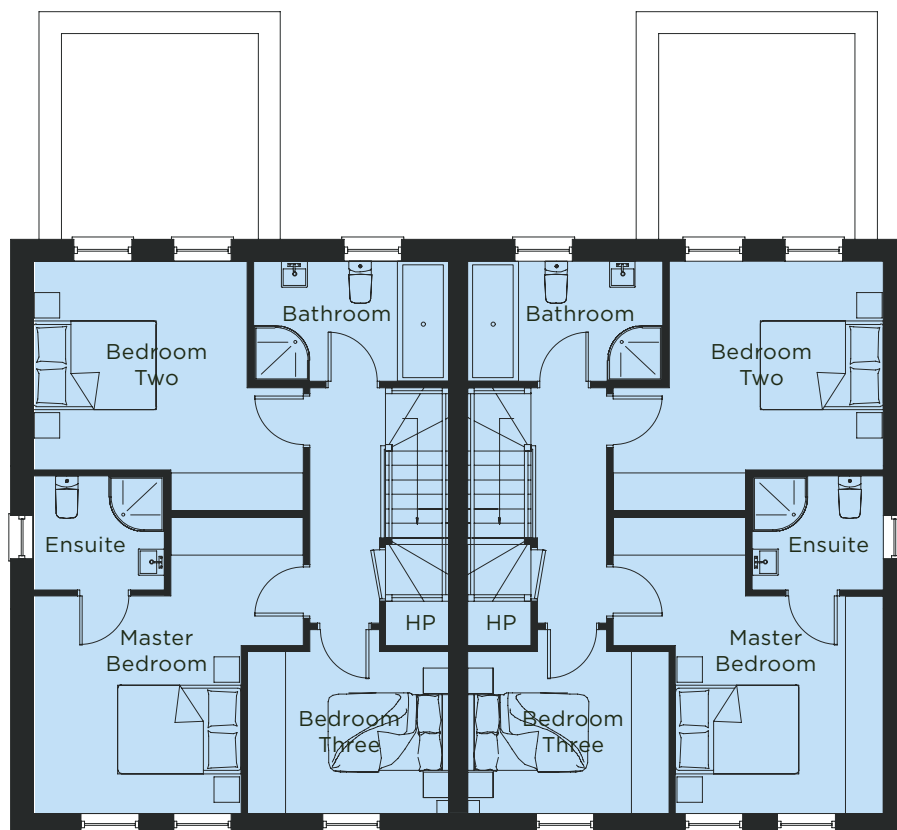
Ground Floor

Entrance Hall	1.2m wide
Lounge	4.6m x 4.1m
Kitchen / Dining	5.4m x 4.0m
Sunroom	3.2m x 3.1m
Utility	2.7m x 1.9m
WC	2.0m x 1.0m

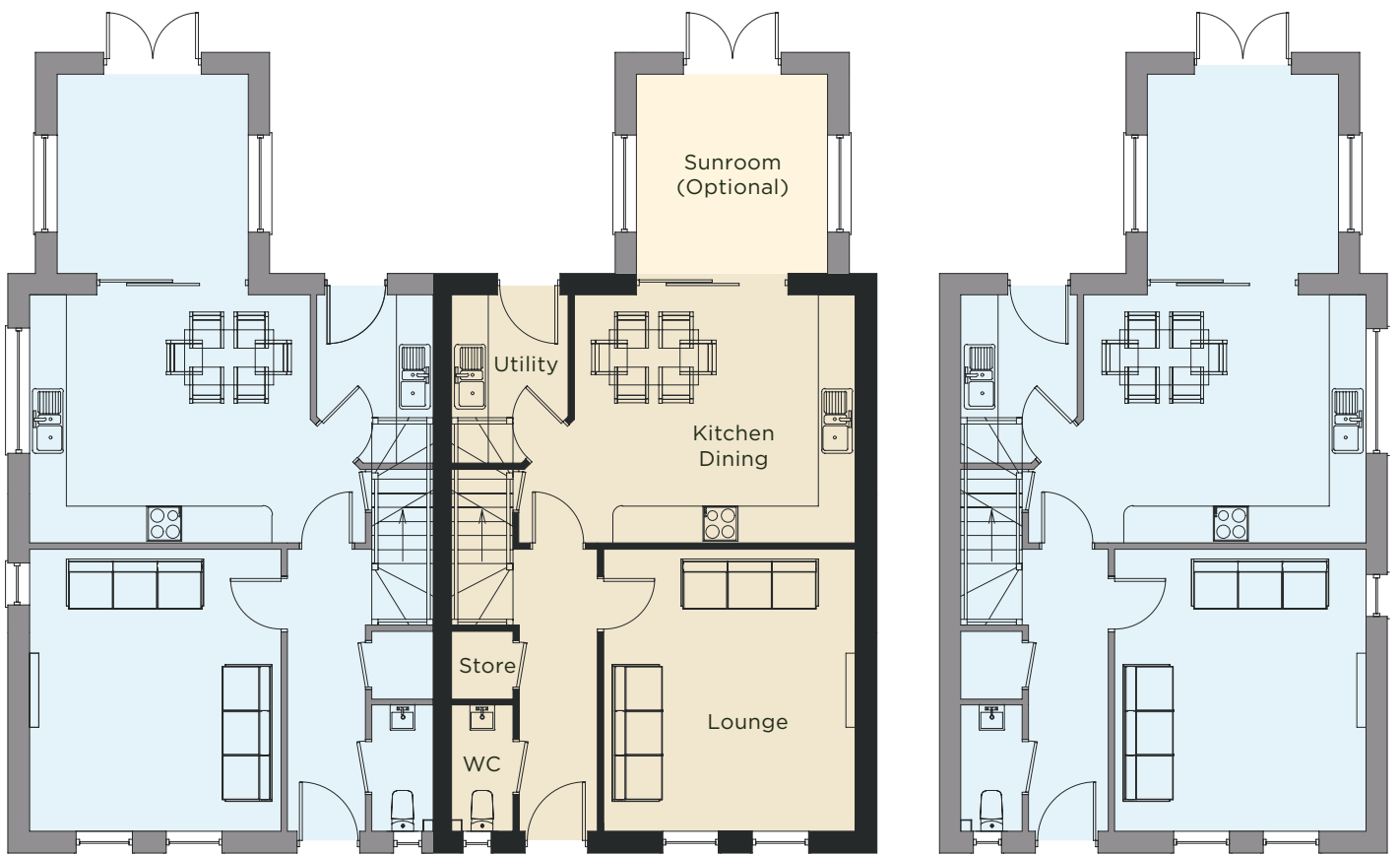
First Floor

Master Bedroom	4.6m x 4.2m
Ensuite	2.0m x 1.8m
Bedrom Two	4.2m x 3.9m
Bedroom Three	3.1m x 2.5m
Bathroom	3.0m x 1.9m

All layouts and dimensions are indicative and not to scale. Actual finished dimensions may differ due to construction tolerances.



First Floor



Ground Floor



House Type D

3 Bedroom Townhouse

1496 ft² / 139 m² With Sunroom

1367 ft² / 127 m² Without Sunroom

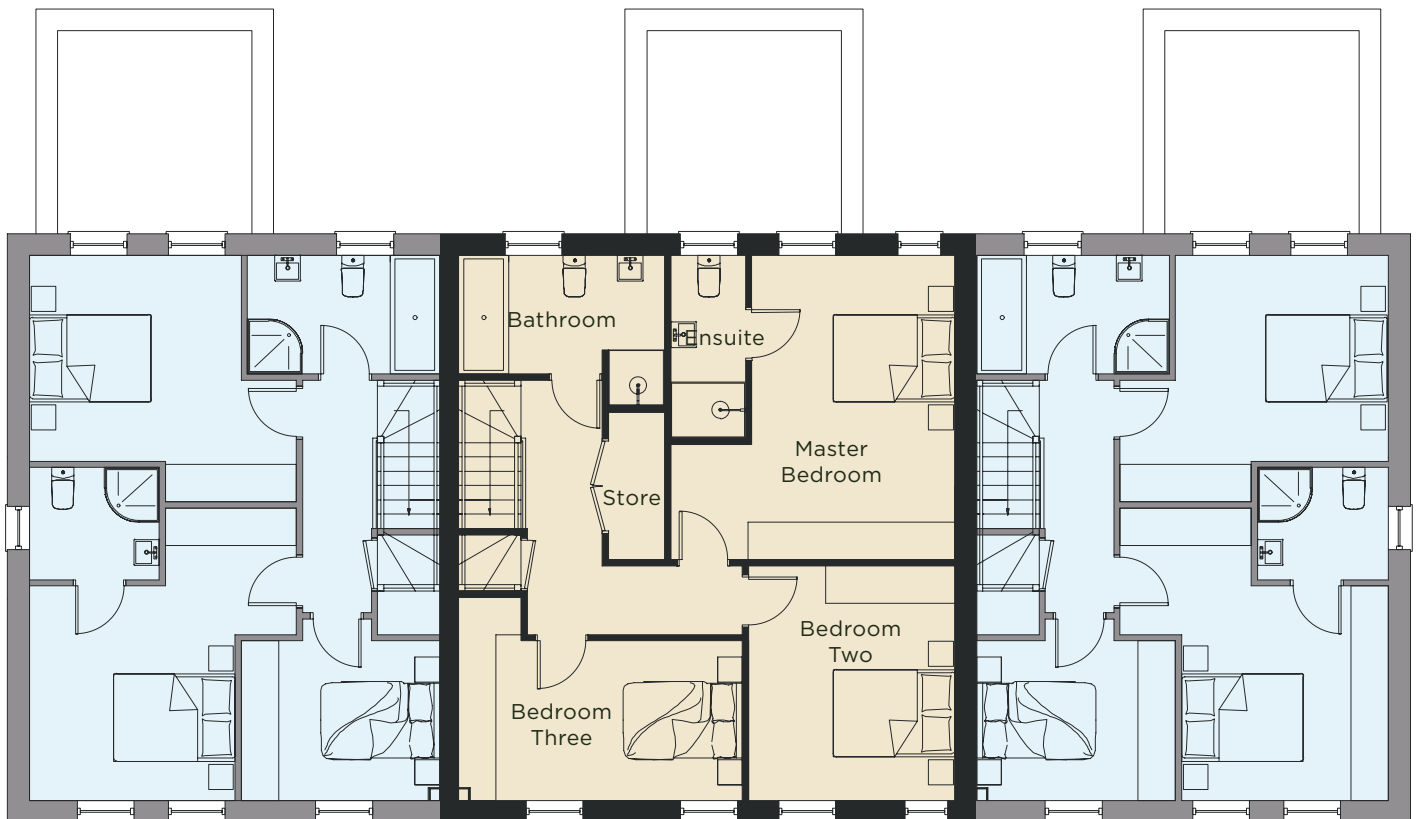
Ground Floor

Entrance Hall	1.2m wide
Lounge	4.6m x 4.1m
Kitchen / Dining	5.4m x 4.0m
Sunroom	3.2m x 3.1m
Utility	2.7m x 1.9m
WC	2.0m x 1.0m

First Floor

Master Bedroom	4.8m x 4.5m
Ensuite	2.9m x 1.2m
Bedrom Two	3.7m x 3.3m
Bedroom Three	4.5m x 2.5m
Bathroom	4.5m x 2.5m

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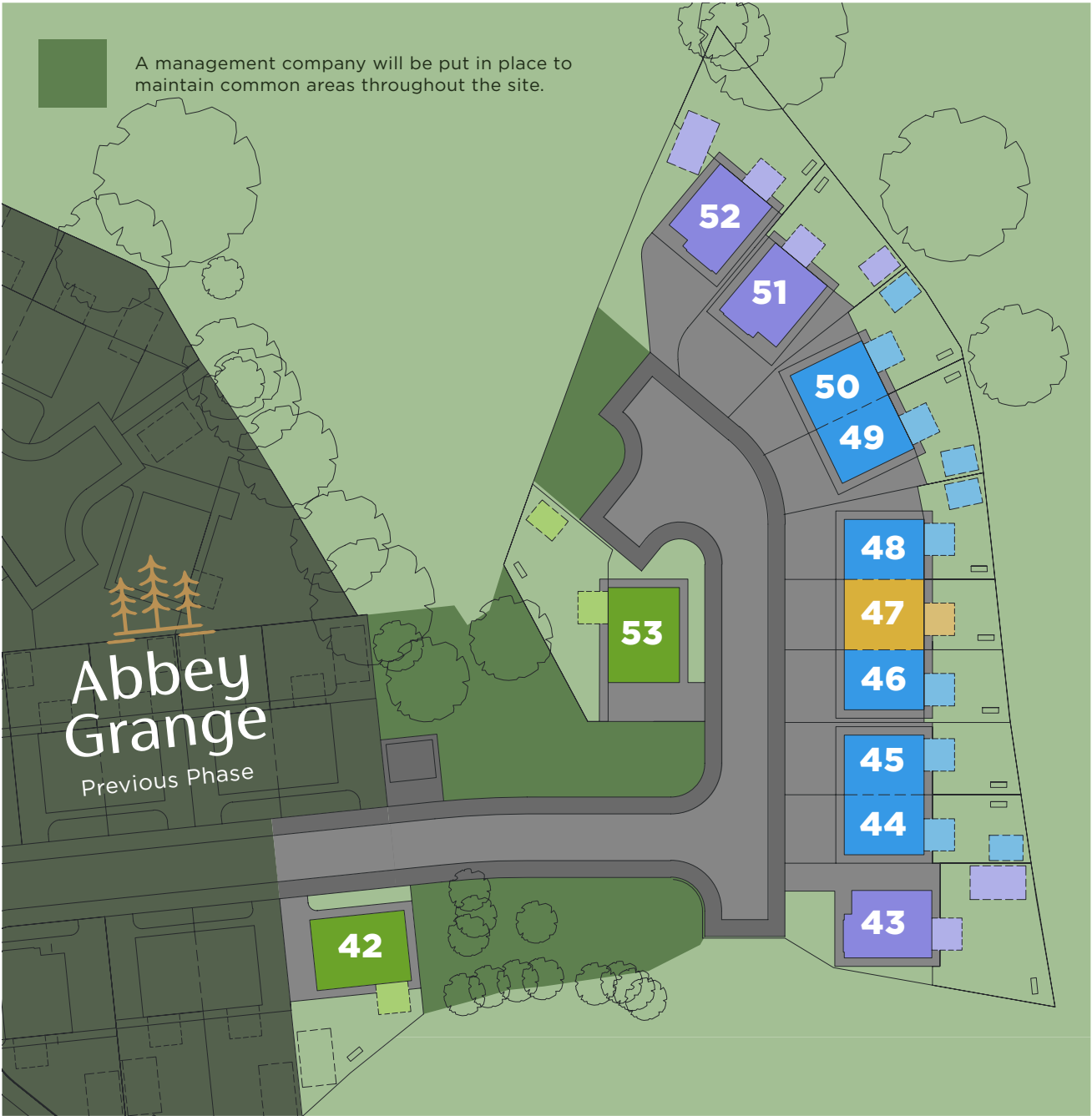


First Floor

Location Map

Abbey Grange is a short walk from the village centre which hosts a variety of shops, eateries and schools. It is the perfect location for couples and families alike.

House Type A 4 Bedroom Detached Site 42 & 53	House Type C 3 Bedroom Semi Detached Site 44 & 45, 46, 48, 49 & 50
House Type B 4 Bedroom Detached Site 43, 51, 52	House Type D 3 Bedroom Townhouse Site 47



The Details that make a House a Home

Kitchen

- Beautifully designed contemporary kitchens and utility rooms with choice of kitchen door, worktop (with upstands) and door handles.
- Soft close drawers and doors.
- High quality appliances to include; integrated oven, hob, fridge/freezer and dishwasher.
- Stainless steel extractor fan and cooker splashback.
- Wiring for under cabinet lighting.

Bathroom

- Premium quality sanitary ware to bathroom, ensuite and W/C.
- White vanity unit to main bathroom.
- Pedestal basins to ensuite and W/C.
- Chrome towel rail to main bathroom & ensuite.
- Slimline shower trays to bathroom and ensuite.
- Chrome fittings to showers and taps.

Lounge

- Electric Fire.
- High level TV point with CAT 5 Cable.

Electrical

- Comprehensive range of electrical, TV and telephone points.
- 100% low energy fittings throughout.
- Recessed lighting to kitchen and living area. Pendant lighting to all remaining rooms.
- Wired for BT.
- Mains operated smoke alarm and carbon monoxide detector.

Internal Doors, Woodwork And Ironmongery

- 40mm contemporary white internal doors.
- 3" architrave and 4" skirting with bevelled edge.
- Contemporary ironmongery.

Plumbing & Heating

- Oil fired central heating.
- High efficiency, low emission boiler.
- Thermostatic showers to bathroom and ensuite.
- 3 zoned heating system.

Wall & Floor Coverings

- Choice of the following:
- Floor tiles to kitchen, utility, w/c, bathroom and ensuite.
- Carpet to stairs, landing and bedrooms.
- Laminate to hall and living area.
- Wall panels to showers and splash backs in bathrooms and ensuites.
- White paint to all walls and woodwork.

External

- Concrete ground floors with traditional block cavity walls.
- External walls finished in painted render.
- High level insulation to floors and roofspace.
- 150mm pumped cavity insulation.
- PVC Windows & doors.
- Black PVC rainwater goods.
- Bitmac to driveways and footpaths.
- Garden graded, top soiled and sown in grass seed.
- Close board timber fencing to rear boundaries.
- External water tap.
- Outdoor lighting at front and rear entrance doors.
- Solar panels included with option to upgrade to battery storage system

Warranty

- PRH Construction (NI) Limited is an NHBC A1 registered builder and each beautiful home comes with a 10 year structural warranty.



Building Quality Homes Since 1982

PRH Construction is a family-run business with a long-standing commitment to designing and building homes of the highest industry standard.

Since 1982, we have overseen every stage of the development process, from carefully selecting and purchasing the right sites, through to construction, finishing and our industry-leading after-sales care. This hands-on approach allows us to refine every detail, creating high-quality, hassle-free homes with exceptional specifications from the day you move in.

All homes at Abbey Grange are designed and built to meet current building regulations, ensuring they are durable, thermally efficient and built to last a lifetime.

At PRH Construction, we are proud of our reputation for superior finishes and quality workmanship. Our team is dedicated to creating not just houses, but homes. Places you can feel proud of and truly settled in from the moment you receive your keys.







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GENERAL NOTE: Furniture shown for indicative purposes but not included.

GRAPHIC DESIGN & CGIS: www.axiscreative.co.uk