

PINEY WAY

A development of character & style 2, 3 & 4 Bedroom Homes

JFM
CONSTRUCTION LTD
ESTABLISHED 1968

Everhome • Everstyle • Evergreen • Everyou



Piney Way is a haven of modern living on the edge of Magherafelt. Offering the finest 2, 3 & 4 bedroom homes for you and your family...

Everhome • Everstyle • Evergreen • Everyou



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

JFM Construction is a family business that has been building beautiful homes for over 40 years and they pride themselves in the quality, design and affordability of their houses.

Piney Way is no exception - located off the leafy Ballyronan Road the homes are boast a sleek architectural style utilising a warm brick finish with subtle touches of render to areas of some house types. From the entrance the site meanders throughout a leafy, mature landscape where homes are positioned to enjoy a peaceful and private setting.

This outstanding development boasts an excellent mix of house types and elevational styles, providing a superb variety of thoughtfully planned internal layouts, all carefully built to the very latest building standards. The well proportioned accommodation is perfectly geared for the rigours of a modern family lifestyle with the attractive exterior elevations contributing to the atmosphere of the overall living environment.

“ Magherafelt is an attractive and vibrant market town that mixes the best of old with a twist of new. ”



Enveloping a central diamond, the town rolls out through attractive streets onto picturesque country vistas on all sides. It has the added advantage of being completely self contained enjoying the convenience of major grocery shopping names such as JC Stewart and Tesco. The recently extended Meadowlane Shopping Centre boasts River Island, Boots, Vogue & Costa Coffee amongst its occupants. Education is well catered for with a plethora of schools from nursery through primary, secondary and college level. For those who enjoy the more social aspects of life why not unwind on the golf course or in the many beautiful restaurants and cafes around town...

As the largest town in South Derry, Magherafelt is an important hub in this area of the country it also enjoys excellent commuter links with the Cities of Derry and Belfast so commuters can enjoy the lifestyle and affordability of an attractive market town even if they work in the city.



Specification

- Gas fired central heating
- PVC fascia doors and windows
- Fitted kitchen from range
- Fitted appliances including oven, hob, fridge freezer and washing machine
- Fitted sanitary ware including fitted shower cubicle
- 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

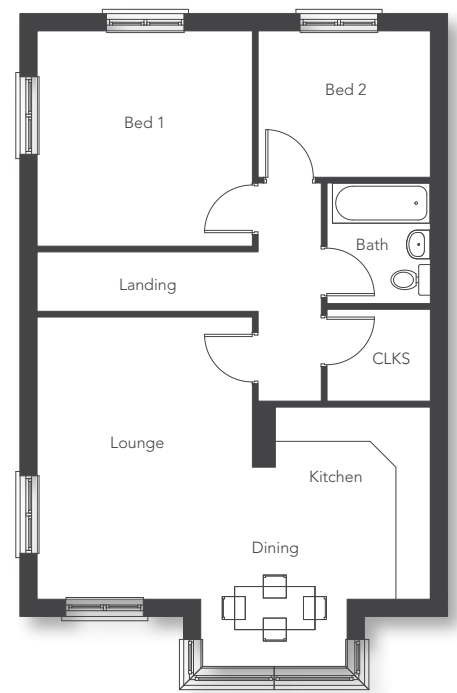
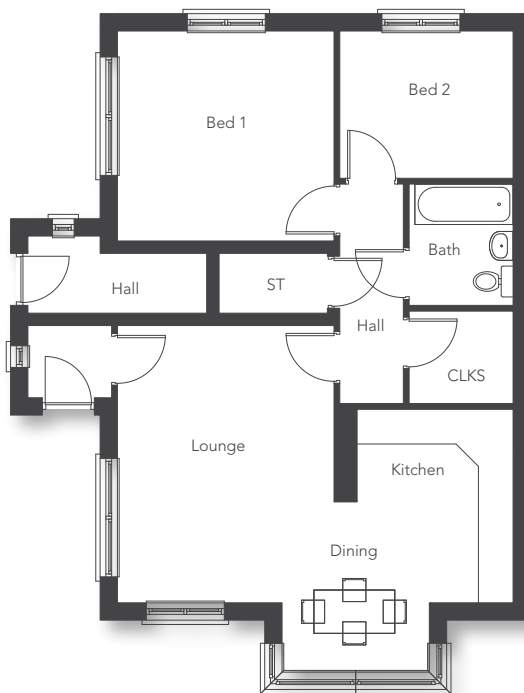




APARTMENTS

2 Bedroom Apartments

Site no's. 5-8 - **790 Sq. Ft.**



Ground Floor - Apts 5 & 7

Kitchen/Lounge/Dining	22'6" x 19'10" max
Bedroom 1	19'10" x 11'12"
Bedroom 2	9'10" x 8'4"
Bathroom	7' x 6'

First Floor - Apts 6 & 8

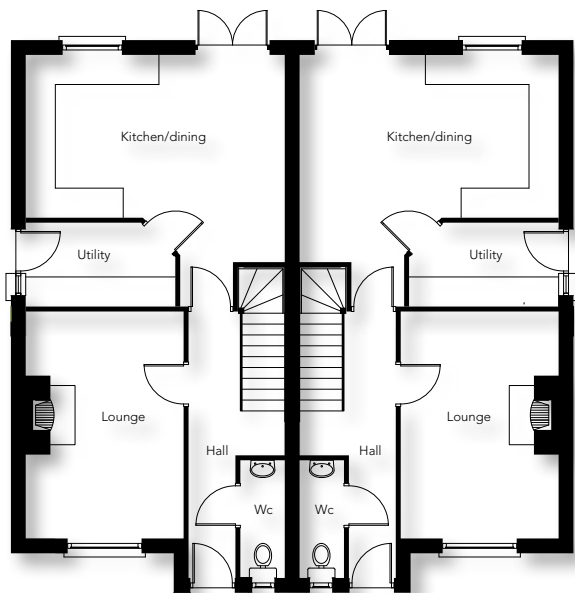
Kitchen/Lounge/Dining	22'6" x 20'0.7" max
Bedroom 1	12'4" x 12'4"
Bedroom 2	9'10" x 8'4"
Bathroom	7' x 6'



HOUSE TYPE A

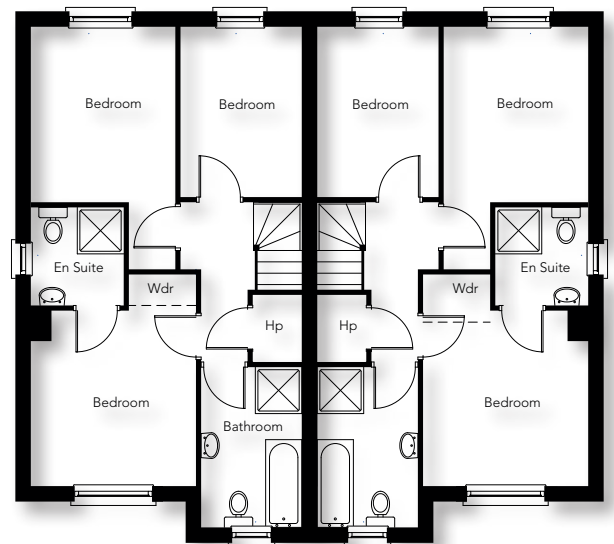
3 Bedroom Semi Detached

Site no's. 19-22 - **1080 Sq. Ft.**



Ground Floor

Kitchen/Dining	18'3" x 10'10"
Lounge	15'1" x 10'6"
Utility	9'10" x 5'7"



First Floor

Master Bedroom (plus Wardrobe)	11'2" x 10'6" 4'3" x 2'4"
Ensuite	6'3" x 6'
Bedroom 2	11'2" x 10'6"
Bedroom 3	10'10" x 6'5"
Bathroom	10'2" x 6'5"
Hotpress	4'3" x 3'



HOUSE TYPE B

4 Bedroom Semi Detached
Site no's. 17 & 18 - **1460 Sq. Ft.**



First Floor

Master Bedroom	14'9" x 10'6"
(plus Wardrobe)	7'6" x 4'
Ensuite	7'6" x 6'5"
Bedroom 2	14'9" x 10'6"
Bedroom 3	10'10" x 9'2"
Bedroom 4	10'10" x 7'9"
Bathroom	10'2" x 6'5"



Ground Floor

Entrance Hall	18' x 4'
& Cloakroom	7'10" x 3'
Kitchen/Dining	16'11" x 14'9" max
Lounge	17' x 10'6"
Utility	8'6" x 6'3"
Integral Garage	17'9" x 10'6"

* Please note the kitchen in site 17 has an additional bay window off the kitchen

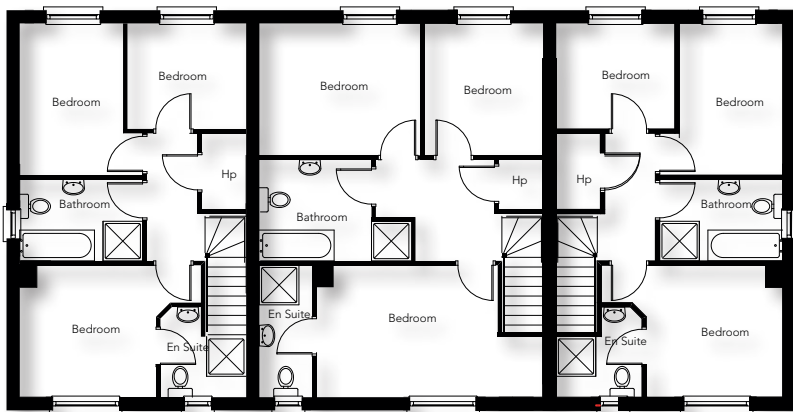


HOUSE TYPE C

3 Bedroom Townhouse, Semi Detached
Site no's. 5, 7, 23, 25, 26, 28 - **890 Sq. Ft.**

HOUSE TYPE C1

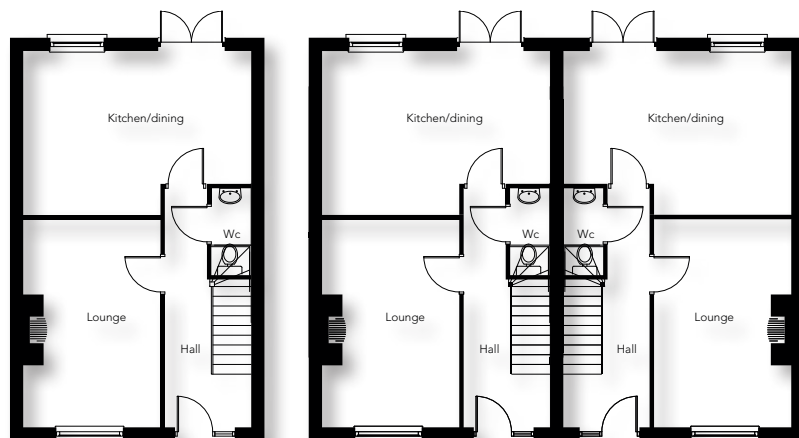
Semi Detached
Site no. 6, 24, 27 - **990 Sq. Ft.**



Type C

Type C1

Type C



Type C

Type C1

Type C

First Floor - C

Master Bedroom	10'2" x 9'10"
Ensuite	6'6" x 6'5"
Bedroom 2	11'4" x 8'2" max
Bedroom 3	8'10" x 8'2"
Bathroom	9'2" x 5'7"
Hotpress	5'7" x 3'3"

First Floor - C1

Master Bedroom	16'11" x 9'10"
Ensuite	9'10" x 4'
Bedroom 2	12' x 9'10"
Bedroom 3	9'10" x 8'10"
Bathroom	8'2" x 5'7"
Hotpress	3'3" x 3'3"

Ground Floor - C & C1

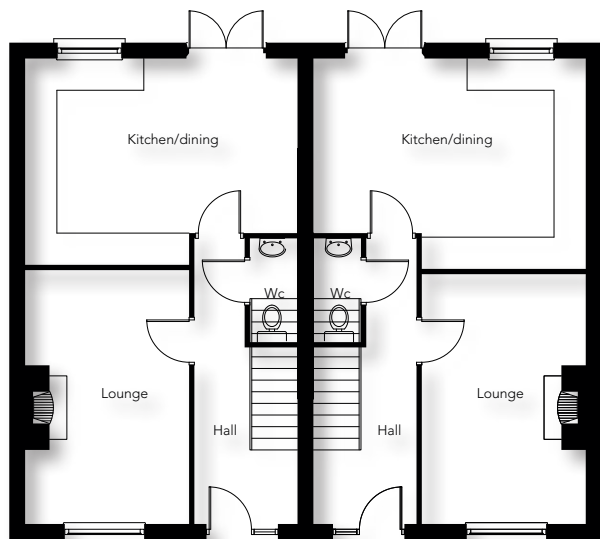
Entrance Hall & Cloakroom	17' x 6'5"
Kitchen/Dining	16'11" x 13'9" max
Lounge	15'5" x 10'2"



HOUSE TYPE D

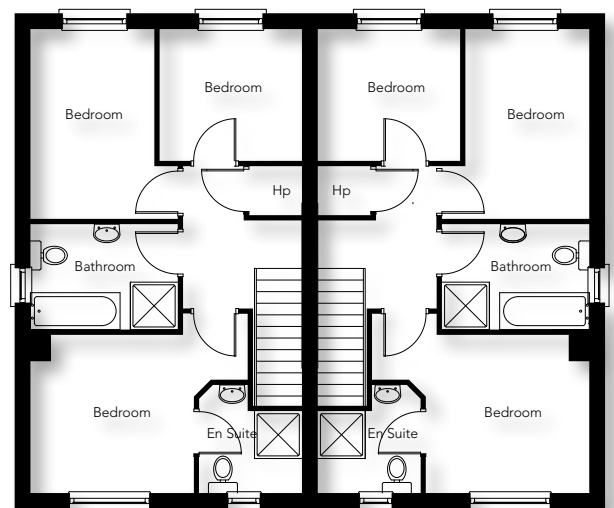
3 Bedroom Semi Detached

Site no's. 9-12 - **925 Sq. Ft.**



Ground Floor

Entrance Hall & Cloakroom	17' x 6'5"
Kitchen/Dining	6'6" x 3'
Lounge	16'11" x 12'10"
	15'9" x 10'2"



First Floor

Master Bedroom	10'2" x 9'10"
Ensuite	6'7" x 6'5"
Bedroom 2	11'10" x 7'9"
Bedroom 3	8'10" x 8'3"
Bathroom	9'2" x 5'7"
Hotpress	5'3 x 3'

Previous Developments

JFM Construction is a family owned business and has a long and proud history in residential and commercial construction. Established in 1968, JFM Construction has created an impressive portfolio of completed developments throughout Northern Ireland, some of which are show cased below.



Our objective is to create quality and stylish homes at affordable prices. Our focus is on customer service throughout the entire construction process, from choosing desirable locations to develop through to the handing over our houses and aftercare. We look forward to building your new home.

John McLaughlin



Spar Filling Station

Ahoghill
2006



Westbourne Manor

Ballymena
2011



Castle Lodge

Randalstown
1999 & 2010



Carndale Meadows

Ballymena
2014



Galgorm Shops

Galgorm
1999 & 2001



Town Hill Court

Portglenone
2008



**Martha Court
Nursing Home**

Ballymena 2011



Piney Court

Magherafelt
2014



NHBC Award 2013 & 2014









CEF Award 2012

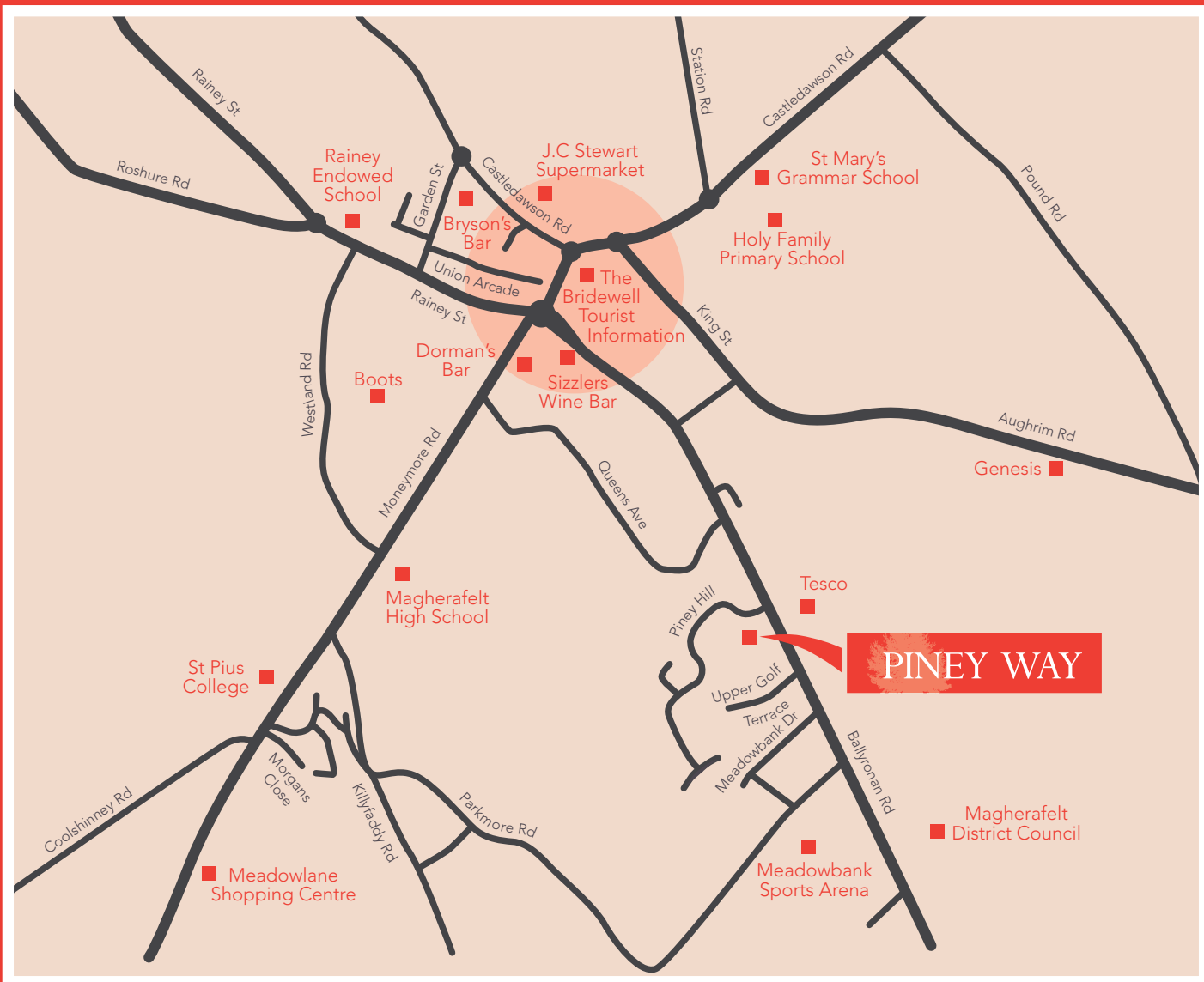


CEF Award 2014

SITE PLAN



-  APARTMENTS
2 Bedroom
790 sq.ft.
-  HOUSE TYPE A
3 Bedroom Semi-Detached
1080 sq.ft.
-  HOUSE TYPE B
4 Bedroom Semi-Detached
1460 sq.ft.
-  HOUSE TYPE C
3 Bedroom Townhouse
890 sq.ft.
-  HOUSE TYPE C1
3 Bedroom Townhouse
990 sq.ft.
-  HOUSE TYPE D
3 Bedroom Semi-Detached
925 sq.ft.



JFM
CONSTRUCTION LTD
ESTABLISHED 1988

028 7965 0693

info@jfmconstruction.com

PINEY WAY

A development of character & style 2, 3 & 4 Bedroom Homes

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP 21. House type elevations and internal detail (including but not exclusively) configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.