



**BOUNDARY  
LODGE**



A Finer  
Way of Life

# Live Where Life Happens



01

Nestled in the heart of Coleraine Town, Boundary Lodge showcases the unique appeal of this charming location. With the much-loved North Coast guaranteeing an array of exciting things to see and do, residents will be spoilt for choice when it comes to exploring the distinctive characteristics that define this outstanding town.

Dubbed as one of Northern Ireland's most sought-after addresses the Lodge Road provides exceptional links across Coleraine Town, stretching to the neighbouring Portstewart, Portrush and Castlerock areas. Blessed with an abundance of prominent landmarks, breathtaking landscapes, exciting activities, and all-important amenities, it goes without saying that this outstanding location affords easy access to it all.

Steeped in history and culture, Coleraine provides a hub of activity for those living within this quaint town. Whether it's delving into the past at the archaic Mountsandel Fort, enjoying a fun-filled family day out at the nearby Anderson Park, or kicking back and relaxing at one of the many chic cafés and restaurants, residents can experience it all.

With a multitude of convenience stores and the

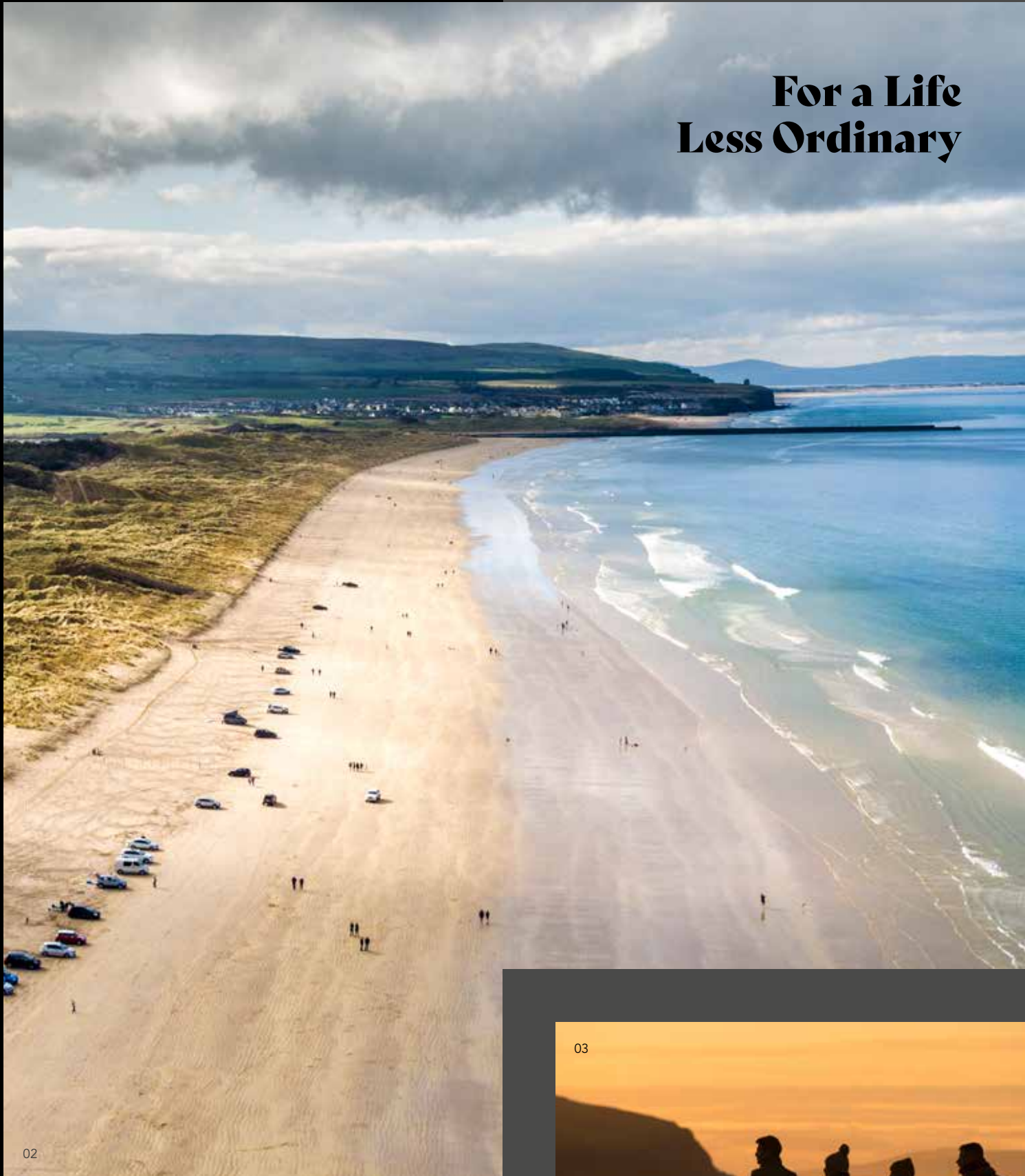
local Diamond Shopping Centre located right on the doorstep, homeowners can access everything they may need within minutes. What's more, positioned just a short drive away, the sandy shores of Portstewart Strand or Portrush's West Strand provide the perfect background when watching the sun set across tranquil waters.

Striking the ideal balance between comfort and style, the properties at Boundary Lodge certainly do not sacrifice flair and elegance in their promise to provide a cosy, yet practical home. Offering a collection of exclusive properties, Boundary Lodge is perfect for a wide variety of buyers. Thanks to spacious interiors providing generously sized bedrooms, these grand homes are sure to appeal to young professionals and growing families hoping to settle down within an exceptional property, in an unparalleled location.

Privately situated within the Boundary Lodge development, an exclusive apartment block offering just six superb apartments will soon follow suit, which will afford prospective residents the opportunity to select a home tailored to their preferences.

Carefully designed and beautifully crafted, the homes at Boundary Lodge are finished to an impeccably high standard. Always keeping the needs of homeowners in mind, and ensuring that no detail has been overlooked in the pursuit to create magnificent homes, Glenoak property developers are truly the best in the business. With years of experience in the world of property development, and a passionate attitude towards maintaining customer satisfaction, Glenoak's impressive portfolio of completed schemes and on-going projects speaks for itself.

# For a Life Less Ordinary



02

- 01\_ Moundsandel Fort, Coleraine
- 04\_ Portstewart Strand
- 03\_ Watching the sun set, Portstewart
- 04\_ West Strand, Portrush
- 05\_ Giant's Causeway
- 06\_ The Diamond, Coleraine Town Centre



03



**B**  
**BOUNDARY**  
**LODGE**  
LODGE ROAD - COLERAINE



Not to Scale



## Everything on your Doorstep

|                                  |            |
|----------------------------------|------------|
| Coleraine Town Centre            | 1.0 miles  |
| Portstewart                      | 5.5 miles  |
| Portrush                         | 6.0 miles  |
| Castlerock                       | 7.0 miles  |
| Ballymoney                       | 7.0 miles  |
| Limavady                         | 13.0 miles |
| Ballymena                        | 26.0 miles |
| Derry / Londonderry              | 30.0 miles |
| Belfast                          | 55.0 miles |
| City of Derry Airport            | 23.0 miles |
| Belfast International Airport    | 42.0 miles |
| George Best Belfast City Airport | 57.5 miles |

## Other Developments By Glenoak

- Harlow Green, Moira
- Park Lane, Mallusk
- Foxton, Newtownabbey
- Swilly Green, Portstewart
- Coach Hall, Templepatrick
- Foxton Wood, Ballymena
- Quarter Wood, Dundonald
- Walled Garden, Dunmurry
- Old Schoolhouse Mews, Lower Ballinderry





# Luxury Specification

We take our environmental responsibilities seriously – improved insulation and robust windows/doors in line with new building regulations helps keep draughts out and retains warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills.

We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of life.



## KITCHEN

- Impressive high and low level units, kitchen doors with choice of colours, worktop with upstands and splashback behind hob
- Integrated appliances to include hob, stainless steel electric oven with extraction fan, integrated dishwasher and fridge/freezer

## BATHROOM, ENSUITE & CLOAKROOM

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Showers in bathrooms and ensuites to be thermostatically controlled on slimline trays
- Shower over bath (where applicable)

## FLOOR COVERING & TILING

- Ceramic tiled floor to entrance hall, kitchen area, bathroom and ensuite
- Tiling to shower enclosure and around bath area
- Carpets to living area and bedrooms

## EXTERNAL FEATURES

- Front door with 5 point locking system
- uPVC double glazed windows
- Full render external finish with architectural detailing

## INTERNAL FEATURES

- Entrance door with 5 point locking system
- Insulated to new building standards, these homes should see up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Gas fired central heating
- White painted internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points (with BT extension to lounge area)
- Recessed down-lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors
- Wired for alarm system

## BUILDING WARRANTY

- Each home will be issued with a Global 10 year warranty certificate



These images are taken from previous Glenoak Developments show homes and reflect the style of finish at Boundary Hall.

# Find Your Perfect Home

## The ASHBY

4 Bedroom Detached  
Total Floor Area: 1970 sq ft approx.

## The BAKER

4 Bedroom Detached  
Total Floor Area: 1630 sq ft approx.

## The CAMDEN

4 Bedroom Detached  
Total Floor Area: 1360 sq ft approx.

## The DOWNING

4 Bedroom Detached  
Total Floor Area: 1975 sq ft approx.

## The ELMCROFT

4 Bedroom Detached  
Total Floor Area: 1965 sq ft approx.

## The FOXTON

4 Bedroom Detached  
Total Floor Area: 1735 sq ft approx.

## The HARLOW

4 Bedroom Semi-Detached  
Total Floor Area: 1410 sq ft approx.

## The GYLES Apartments

2 Bedroom Apartments



Not to scale

← TO TOWN CENTRE

LODGE ROAD

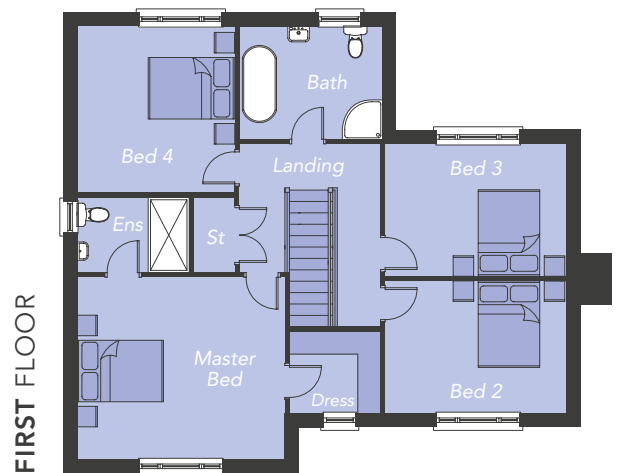
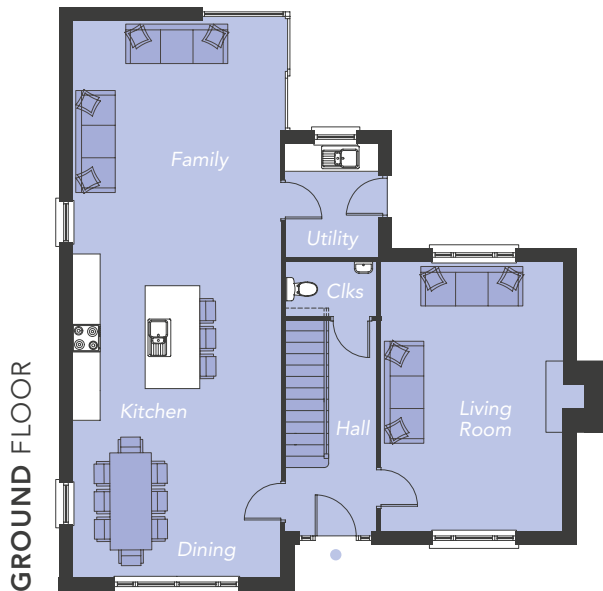
TO BALLYMONEY →



Computer Visual



# The ASHBY



## GROUND FLOOR

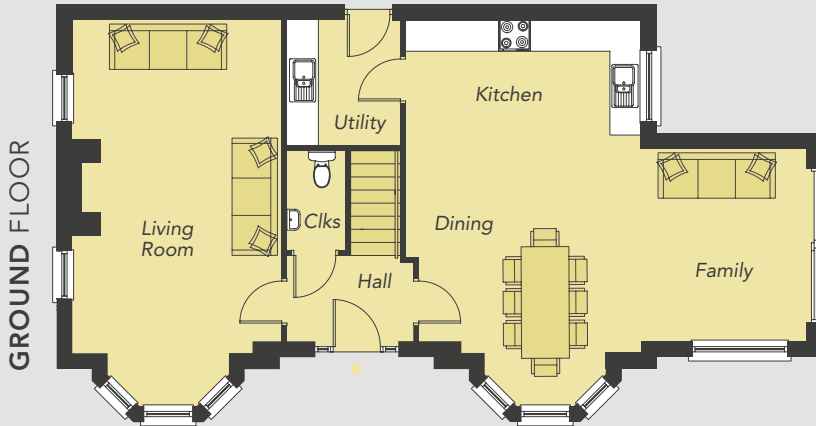
|                           |                |
|---------------------------|----------------|
| Entrance Hall             |                |
| Living                    | 19'4" x 13'6"  |
| Kitchen / Dining / Family | 40'0" x 14'11" |
| Utility                   | 8'1" x 6'8"    |
| Cloakroom                 | 6'6" x 3'11"   |

## FIRST FLOOR

|                |                |
|----------------|----------------|
| Master Bedroom | 14'11" x 13'1" |
| Ensuite        | 8'1" x 5'4"    |
| Dressing Room  | 6'6" x 5'10"   |
| Bedroom 2      | 13'0" x 9'6"   |
| Bedroom 3      | 13'0" x 9'6"   |
| Bedroom 4      | 12'0" x 11'4"  |
| Bathroom       | 10'3" x 8'1"   |

SITE NUMBER – 1  
 APPROXIMATE  
 FLOOR AREA – 1970 ft<sup>2</sup>

# The BAKER



## GROUND FLOOR

Entrance Hall

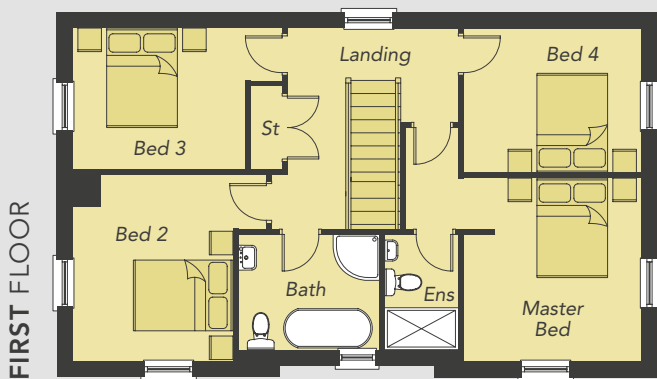
Living *Plus Bay* 20'10" x 13'1"

Kitchen/Dining *Plus Bay* 20'10" x 14'9"

Family 12'0" x 10'4"

Utility 7'10" x 7'1"

Cloakroom 6'2" x 3'7"



## FIRST FLOOR

Master Bedroom *Min* 11'5" x 11'2"

Ensuite 7'2" x 4'7"

Bedroom 2 *Min* 11'8" x 10'0"

Bedroom 3 *Max* 13'1" x 8'10"

Bedroom 4 11'1" x 9'0"

Bathroom 8'10" x 7'2"

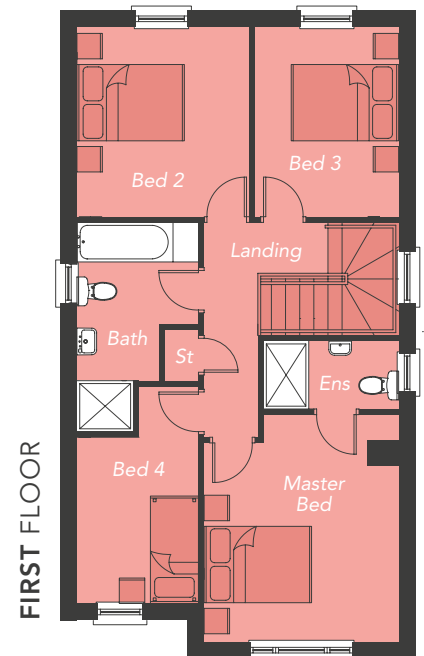
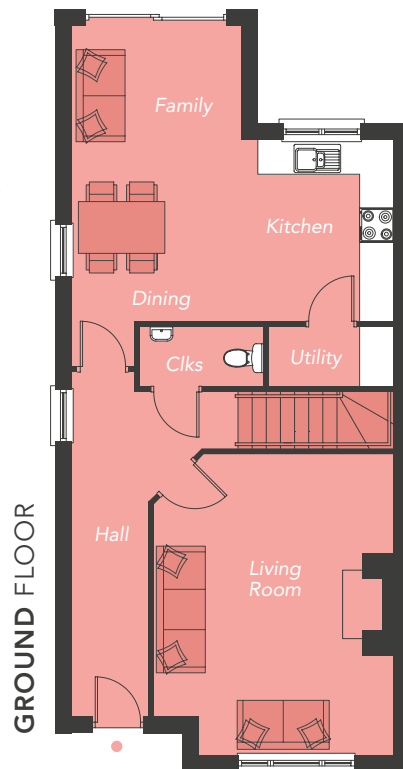
SITE NUMBER – 2

APPROXIMATE  
FLOOR AREA – 1630 ft<sup>2</sup>





# The CAMDEN



## GROUND FLOOR

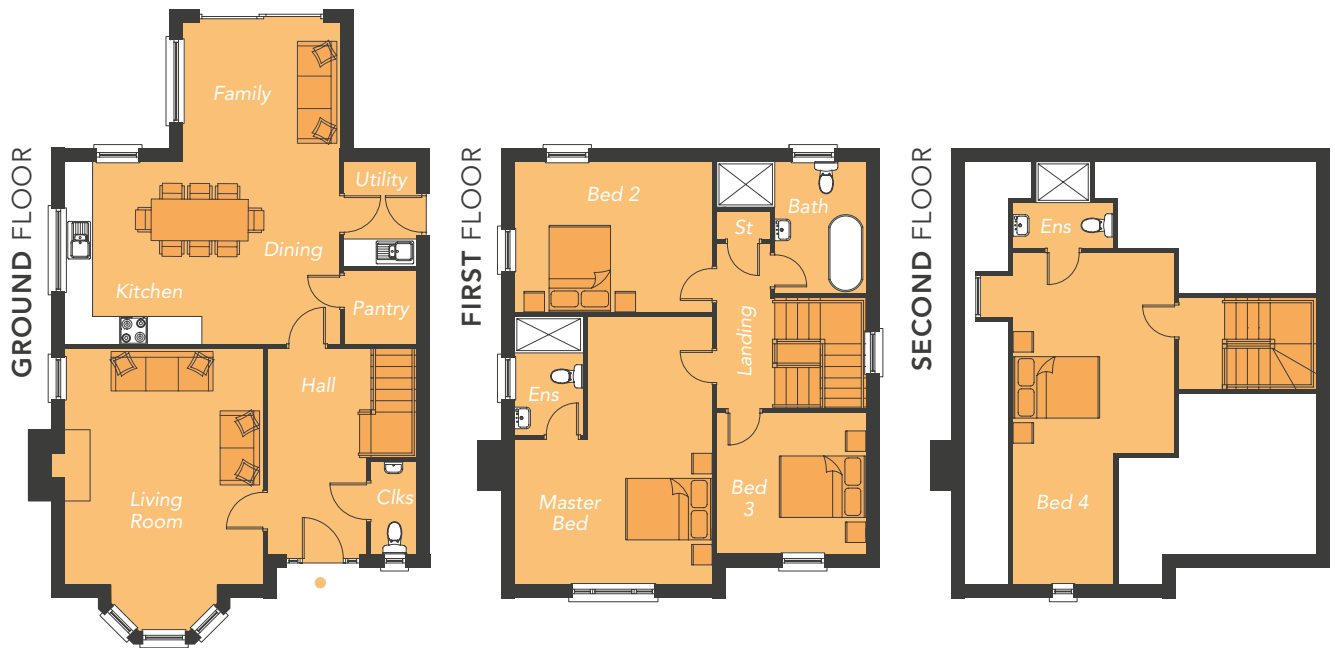
|                  |                |
|------------------|----------------|
| Entrance Hall    |                |
| Living           | 17'5" x 13'10" |
| Kitchen / Dining | 18'8" x 10'5"  |
| Family           | 9'10" x 6'7"   |
| Utility          | 7'2" x 3'5"    |
| Cloakroom        | 7'2" x 3'5"    |

## FIRST FLOOR

|                           |                |
|---------------------------|----------------|
| Master Bedroom <i>Max</i> | 13'2" x 11'3"  |
| Ensuite                   | 7'10" x 3'11"  |
| Bedroom 2                 | 10'11" x 10'0" |
| Bedroom 3                 | 10'11" x 8'4"  |
| Bedroom 4 <i>Min</i>      | 9'7" x 7'0"    |
| Bathroom <i>Min</i>       | 12'1" x 7'0"   |

SITE NUMBERS – 3, 4 & 16  
APPROXIMATE  
FLOOR AREA – 1360 ft<sup>2</sup>

# The DOWNING



## GROUND FLOOR

|                        |               |
|------------------------|---------------|
| Entrance Hall          |               |
| Living <i>Plus Bay</i> | 17'0" x 15'1" |
| Kitchen / Dining       | 19'9" x 13'1" |
| Family                 | 11'3" x 9'11" |
| Utility                | 7'6" x 5'2"   |
| Cloakroom              | 6'7" x 3'3"   |

## FIRST FLOOR

|                           |               |
|---------------------------|---------------|
| Master Bedroom <i>Max</i> | 19'3" x 14'2" |
| Ensuite                   | 8'6" x 4'11"  |
| Bedroom 2                 | 14'2" x 10'9" |
| Bedroom 3                 | 10'8" x 10'5" |
| Bathroom                  | 9'6" x 6'6"   |

## SECOND FLOOR

|                      |                |
|----------------------|----------------|
| Bedroom 4 <i>Max</i> | 23'11" x 11'7" |
| Ensuite              | 7'2" x 3'11"   |

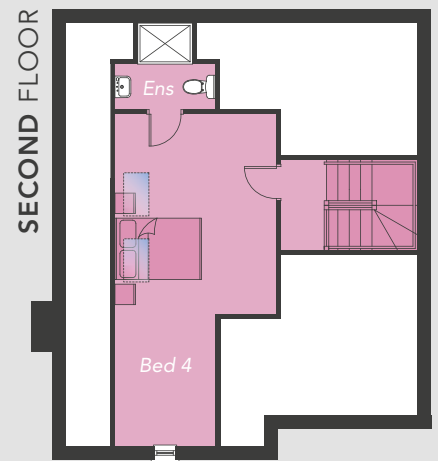
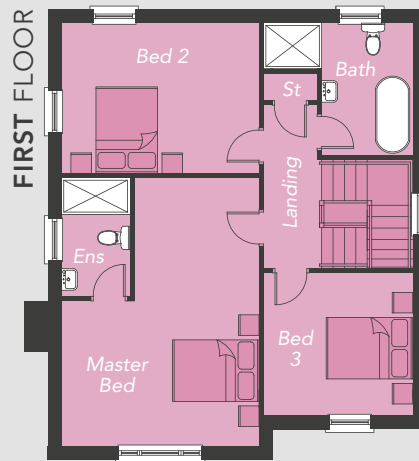
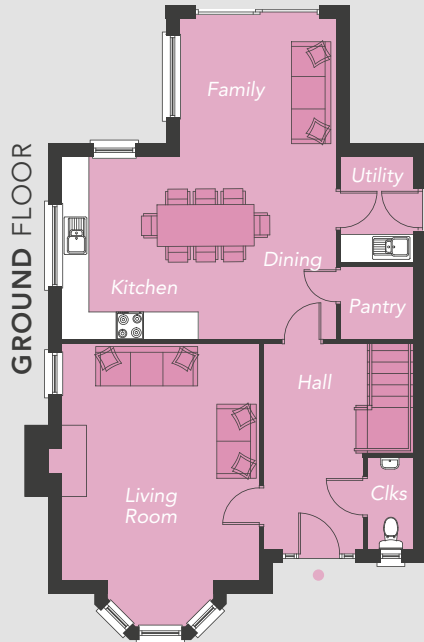
SITE NUMBERS – 5 & 19  
 APPROXIMATE  
 FLOOR AREA – 1975 ft<sup>2</sup>



Computer Visual



# The ELMCROFT



## GROUND FLOOR

|                        |               |
|------------------------|---------------|
| Entrance Hall          |               |
| Living <i>Plus Bay</i> | 17'0" x 15'1" |
| Kitchen / Dining       | 19'9" x 13'1" |
| Family                 | 11'3" x 9'11" |
| Utility                | 7'6" x 5'2"   |
| Cloakroom              | 6'7" x 3'3"   |

## FIRST FLOOR

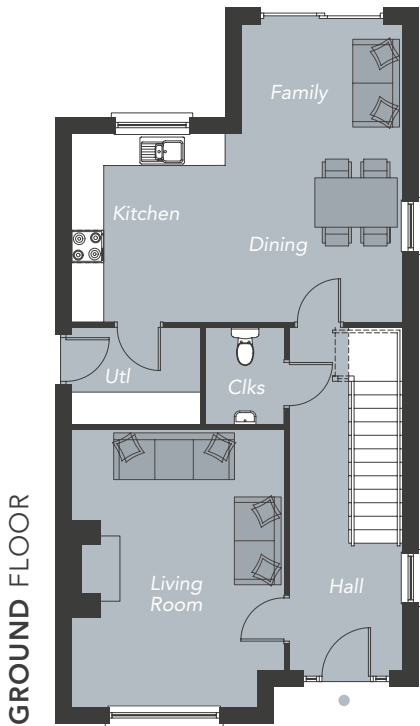
|                           |               |
|---------------------------|---------------|
| Master Bedroom <i>Max</i> | 19'3" x 14'2" |
| Ensuite                   | 8'6" x 4'11"  |
| Bedroom 2                 | 14'2" x 10'9" |
| Bedroom 3                 | 10'8" x 10'5" |
| Bathroom                  | 9'6" x 6'6"   |

## SECOND FLOOR

|                      |                |
|----------------------|----------------|
| Bedroom 4 <i>Max</i> | 23'11" x 11'7" |
| Ensuite              | 7'2" x 3'11"   |

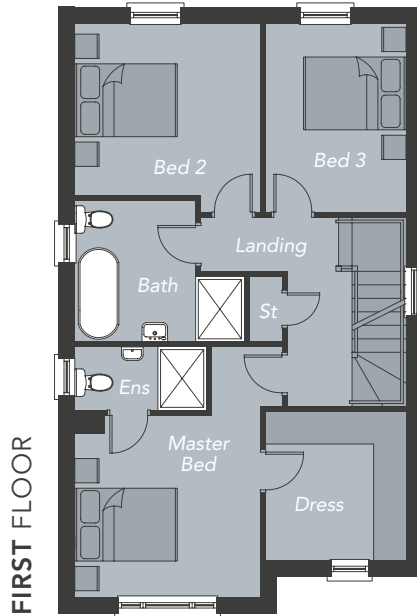
SITE NUMBERS – 6 & 20  
 APPROXIMATE  
 FLOOR AREA – 1965 ft<sup>2</sup>

# The FOXTON



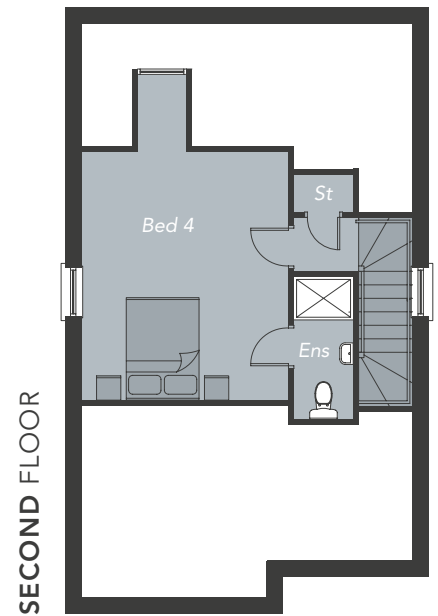
## GROUND FLOOR

|                   |                 |
|-------------------|-----------------|
| Entrance Hall     |                 |
| Living <i>Max</i> | 16'10" x 12'11" |
| Kitchen / Dining  | 20'1" x 11'5"   |
| Family            | 9'9" x 6'7"     |
| Utility           | 7'10" x 5'10"   |
| Cloakroom         | 5'10" x 4'8"    |



## FIRST FLOOR

|                           |               |
|---------------------------|---------------|
| Master Bedroom <i>Min</i> | 11'3" x 11'0" |
| Ensuite                   | 8'0" x 3'10"  |
| Dressing Room             | 9'0" x 8'6"   |
| Bedroom 2 <i>Min</i>      | 11'3" x 10'5" |
| Bedroom 3                 | 11'5" x 8'6"  |
| Bathroom                  | 8'6" x 7'4"   |



## SECOND FLOOR

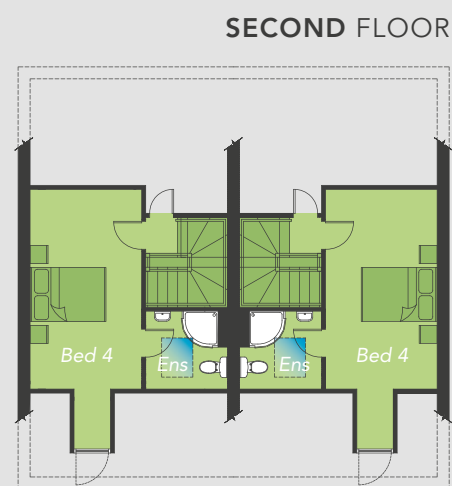
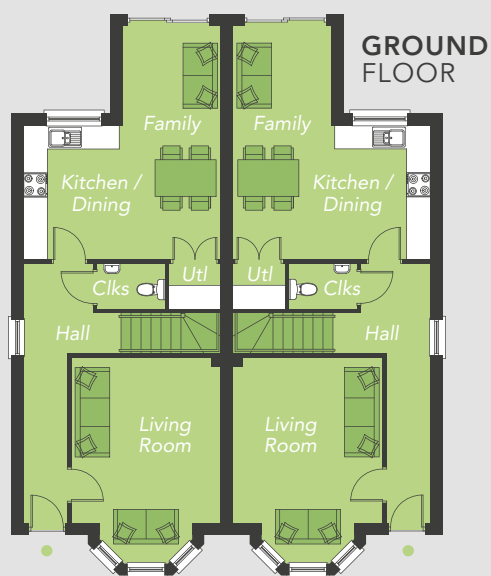
|           |               |
|-----------|---------------|
| Bedroom 4 | 15'1" x 12'7" |
| Ensuite   | 8'8" x 3'7"   |

SITE NUMBERS – 7, 8 & 9  
 APPROXIMATE FLOOR AREA – 1735 ft<sup>2</sup>





# The HARLOW



## GROUND FLOOR

|                        |               |
|------------------------|---------------|
| Entrance Hall          |               |
| Living <i>Plus Bay</i> | 13'7" x 12'3" |
| Kitchen / Dining       | 16'2" x 11'0" |
| Family                 | 8'2" x 8'1"   |
| Utility                | 4'3" x 3'9"   |
| Cloakroom              | 5'6" x 3'9"   |

## FIRST FLOOR

|                     |               |
|---------------------|---------------|
| Master Bedroom      | 13'7" x 9'11" |
| Ensuite             | 5'10" x 5'6"  |
| Dressing Area       | 5'10" x 5'2"  |
| Bedroom 2           | 11'0" x 8'10" |
| Bedroom 3           | 11'0" x 7'0"  |
| Bathroom <i>Max</i> | 9'6" x 5'10"  |

## FIRST FLOOR

|                              |              |
|------------------------------|--------------|
| Bedroom 4 <i>Plus Dormer</i> | 16'4" x 9'2" |
| Ensuite                      | 6'8" x 6'4"  |

SITE NUMBERS – 17 & 18  
 APPROXIMATE  
 FLOOR AREA – 1410 ft<sup>2</sup>

JOINT SELLING AGENTS



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Portstewart BT55 7AF

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