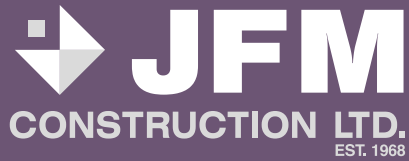




CARNWOOD APARTMENTS

CARNINY ROAD, BALLYMENA





BUILDING QUALITY TO ENDURE A LIFETIME.

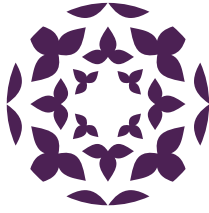
Established in 1968, JFM Construction is an award winning family owned business with a reputation for quality and excellence in the residential and commercial construction industries throughout Northern Ireland.

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" each year spanning from 2013 to 2019, 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 jfmconstruction.com.





CARNWOOD APARTMENTS

CARNINY ROAD, BALLYMENA

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

Situated in a mature setting off the Carniny Road in Ballymena, Carnwood Apartments is the latest development from Award-Winning property developer, JFM Construction, offering beautifully designed and spacious two bedroom apartments.

This people-centric location is all about community, whether you are buying a first home, ready to downsize or anywhere in between! Ballymena's compact town centre, which is just a short distance from Carnwood Apartments, benefits from an array of amenities and venues, including shops, grocery stores, fitness centres, beautiful walkways, and parkland. Enjoy your spare time with family and friends in a selection of coffee shops, bistros, restaurants and leisure locations.

Those who enjoy the outdoors and fitness are well catered for in a town surrounded by different sports clubs and golf courses.

The Seven Towers Leisure Centre and the running, walking, and cycling locations available throughout the town, surrounding villages, and the beautiful open countryside.

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 is one of the Province's most convenient commuter towns with a catchment area including Antrim, Ballymoney and Coleraine. Residents can enjoy a central location with a comprehensive road and transport network. As such, there is easy access to Belfast and throughout Northern Ireland and beyond.





A HIGH QUALITY SPECIFICATION

JFM Construction delivers the highest quality fit and finishes throughout every development, ensuring you have great pride in your home.

- Gas fired central heating system with condensing combi-boiler.
- PVC fascia boards, doors and windows.
- Fitted kitchen from range.
- Fitted appliances including oven, hob and washing machine; free-standing fridge freezer.
- Fitted sanitary-ware.
- Splash back tiling (as applicable).
- Flush internal doors with complimentary door ironmongery.
- Internal painting throughout.

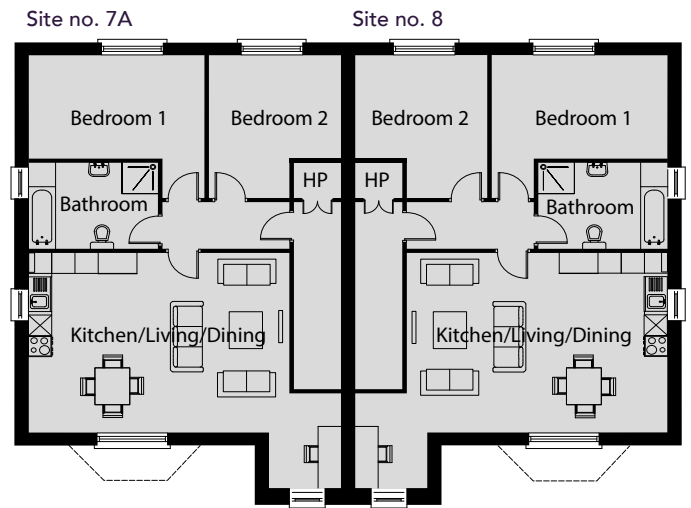
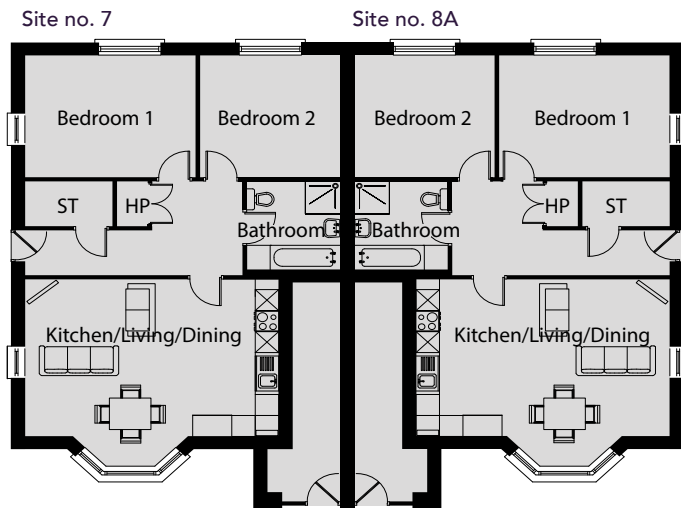


- Fitted flooring to include either carpet or wood effect flooring to hall, stairs, landing bedrooms and living area (as applicable).
- Choice of floor tiling from range to kitchen and bathroom.
- External drying areas.
- Wiring left for burglar alarm (additional cost to fit alarm).
- Tarmac driveways.
- Front and rear gardens sown out.
- NHBC warranty.
- A management company will be formed to cover the overall maintenance and upkeep of the development.



THE EDEN APARTMENTS

2 BEDROOM APARTMENTS
 GROUND FLOOR 930 SQ.FT
 FIRST FLOOR 915 SQ.FT



GROUND FLOOR

Kitchen / Living / Dining	21'3" x 14'9"
Bedroom 1	14'4" x 11'5"
Bedroom 2	11'9" x 11'5"
Bathroom	8'4" x 7'10"

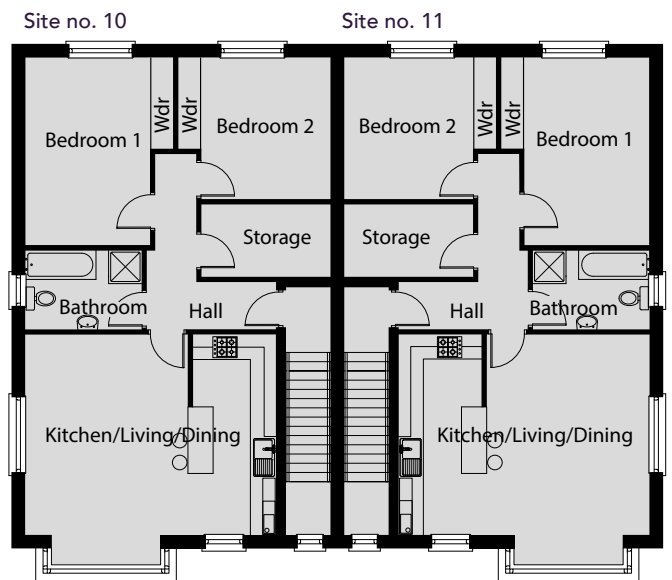
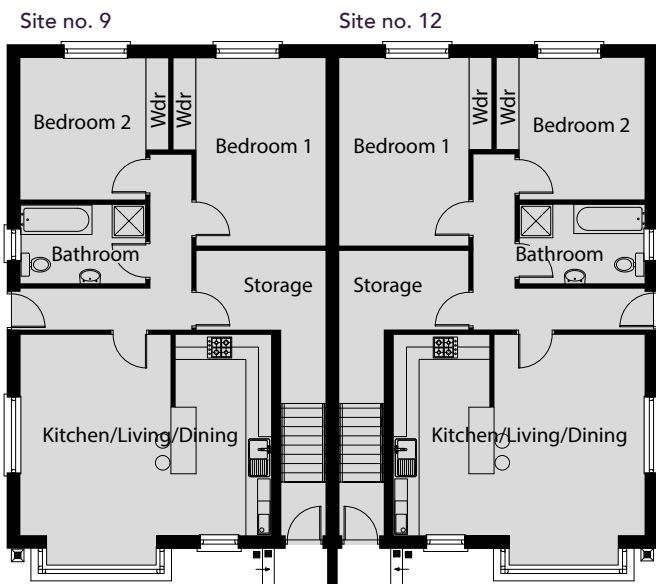
FIRST FLOOR

Kitchen / Living / Dining	20'6" x 17'1" <i>plus study area</i>
Bedroom 1	14'11" x 9'10"
Bedroom 2	11' 3" x 9'10"
Bathroom	10' 11" x 8'2"



THE FOLLY APARTMENTS

2 BEDROOM APARTMENTS
 GROUND FLOOR 920 SQ.FT
 FIRST FLOOR 930 SQ.FT



GROUND FLOOR

Kitchen / Living / Dining	19'4" x 15'8" plus bay
Bedroom 1	11'11" x 15'5" incl. w.robe
Bedroom 2	11'7" x 11'1" incl. w.robe
Bathroom	6'3" x 11'8"

FIRST FLOOR

Kitchen / Living / Dining	19'4" x 15'8" plus bay
Bedroom 1	14'9" x 11'7"
Bedroom 2	11'11" x 11'6" incl. w.robe
Bathroom	11'0" x 8'2"

THE EDEN APARTMENTS

Site no. 7	2 Bedroom Ground Floor	930 sq.ft
Site no. 8A	2 Bedroom Ground Floor	930 sq.ft
Site no. 7A	2 Bedroom First Floor	915 sq.ft
Site no. 8	2 Bedroom First Floor	915 sq.ft

THE FOLLY APARTMENTS

Site no. 9	2 Bedroom Ground Floor	920 sq.ft
Site no. 12	2 Bedroom Ground Floor	920 sq.ft
Site no. 10	2 Bedroom First Floor	930 sq.ft
Site no. 11	2 Bedroom First Floor	930 sq.ft

THE EDEN APARTMENTS



THE FOLLY APARTMENTS

9

10

11

12





DEVELOPER



028 7965 0693
jfmconstruction.com

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.