



PORTGLENONE

GLENCOMBE WOOD

DETACHED AND SEMI-DETACHED COUNTRY HOMES



Country Convenience with a rustic charm.....



HOME TO THE GOOD LIFE...

“Few villages boast an ancient woodland, a modern marina, picturesque walkways and a thriving community with amenities and activities. However, Portglenone is just that place.”

Set in beautiful surroundings, Portglenone is a bustling market village set amongst the beauty and splendour of the Bann Valley, where the eponymous river cuts through lush Co. Antrim countryside.

The development is an ideal mix of Detached and Semi-Detached Homes, each defined by Georgian-styled architecture showcased throughout the attractive render and honey-coloured brick exteriors.

If you're looking for authentic country living, a convenient location and the highest quality home, you're in the right place.

Developed by the home building experts at JFM Construction, every detail of your home has been carefully considered to ensure your home is of the highest build, location and design standard.



Relax and
Unwind



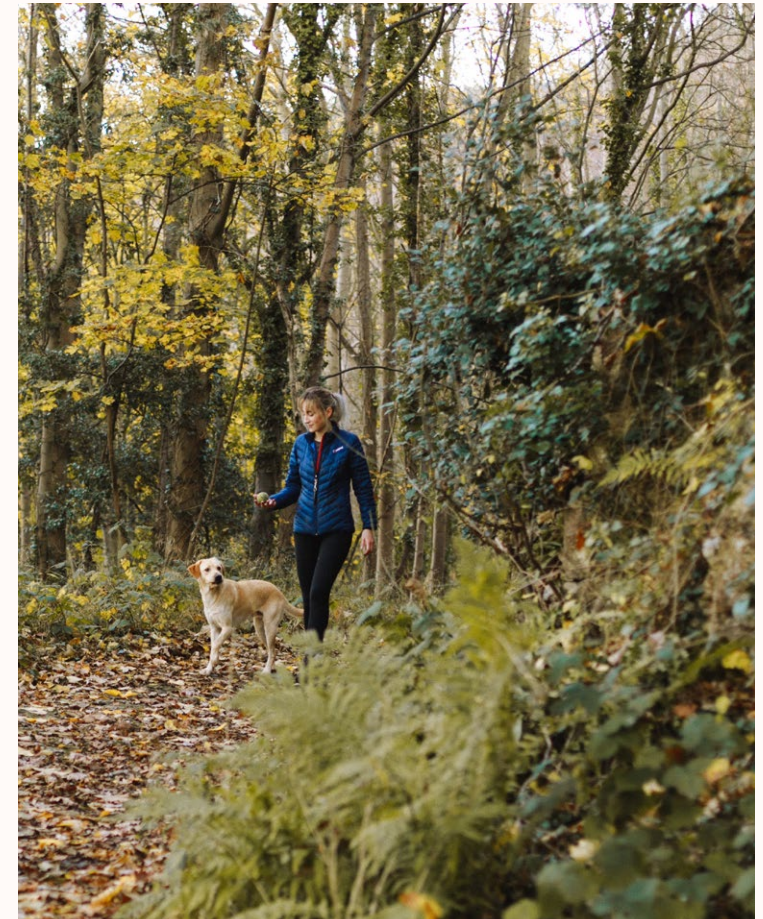
Enjoy the
Outdoors



Local
Amenities



Convenient
Location



The Ancient Woodland of Portglenone Forest

COUNTRY CONVENIENCE AND RUSTIC CHARM...

Discover the perfect blend of traditional beauty and modern comfort at Glencombe Wood, designed to deliver an exceptional living experience inside and outdoors. Every home has a Georgian-styled design marked by symmetry and proportion, presenting a sophisticated and timeless aesthetic. An attractive kerbside appeal continues inside, with each interior providing a superb layout and a comprehensive turnkey specification.

Residents can enjoy the social aspects of a multi-functional open-plan kitchen, dining, and living area leading to a private garden. Also, there is space for some quiet calm in a separate family-sized lounge area. Each home uses sash-style windows throughout to maximise natural light and keep interior spaces warm and inviting.

Glencombe Wood is less than a mile from Portglenone, a village that offers the perfect blend of lifestyle and convenience. There's a large Eurospar supermarket, pharmacies, cafés, restaurants

and family-run bakeries and butchers. There are local nurseries and primary schools, and the Village's location gives access to excellent secondary-level schools and colleges in Ballymena and Magherafelt.

The River Bann is a vital feature of the Village, and it provides relaxing riverside walks, paddle-boarding, kayaking and fishing literally on your doorstep. Glencombe Wood is just a few minutes from the riverside Fisherman's Walk, a stunning 6km pathway - this connects to the ancient woodland of Portglenone Forest with majestic scenery and a choice of walks within the grounds.

While Portglenone enjoys a peaceful country splendour, it enjoys easy access just 10 miles from Magherafelt, Ballymena and Randalstown, all connecting to the M2 Motorway network. Belfast is 33 miles to the south, a 45 minutes commute by car, or avail of the bus and rail routes from Ballymena.



LOCATION MAP

Portglenone Main St	900ms
Portglenone Forest Park	2 miles
Ballymena	9 miles
Magherafelt	10 miles
Randalstown	10 miles
M2 Motorway	14 miles
Belfast International Airport	24 miles
Belfast	33 miles



SPECIFICATION



INTERNAL FEATURES

- » Internal decor, walls and ceilings painted along with the internal woodwork
 - » Moulded/Bevelled skirting
 - » Modern internal doors with quality ironmongery
 - » Smoke, heat and carbon monoxide detectors
 - » A comprehensive range of electrical sockets
 - » Connection sockets for BT and terrestrial channels
 - » Provision made for future satellite connections
 - » Fibre optic broadband in place (if available)
 - » Oil fired central heating system
 - » Thermostatically controlled radiators
- Positive input system

KITCHEN

- » A choice of quality kitchen doors, work top colours and handles.
- » Integrated appliances to include electric hob, oven, extractor unit and free standing fridge/freezer
- » Washing machine included

BATHROOM AND ENSUITE

- » Contemporary white sanitary ware with chrome fittings
- » Thermostatically controlled shower in the bathroom.
- » Thermostatically controlled shower in ensuite.

FLOOR COVERS AND TILING

- » Ceramic floor tiling in kitchen/ dining area
- » Carpet or wood effect flooring to all other rooms
- » Ceramic floor tiling to bathroom, ensuite and WC (where appropriate)
- » Full-height tiling to shower enclosure and around bath (where applicable)
- » Splash back tiling to bathroom, ensuite and WC basins

EXTERNAL FEATURES

- » High standard of floor, wall and loft insulation to ensure minimal heat loss
- » Tarmac driveway (where appropriate)

- » Maintenance-free composite front door
- » Maintenance-free uPVC energy-efficient double glazing with a lockable system (where applicable)
- » Rear garden top soiled & sown out
- » Front garden landscaped in keeping with the rest of the development
- » Doorbell
- » Outside tap
- » Brick sets to rear patio doors
- » Extensive landscaping of common areas
- » Timber fencing and walling to rear boundaries (where appropriate)
- » Feature external lighting to the front door
- » 10-year structural warranty



THE ALEXANDER



FOUR BEDROOM DETACHED

Site No. 1, 2, 3 | 1,636 sq. ft.

THE ALEXANDER



GROUND FLOOR

1. Lounge	19' 1" x 11' 8"	4. Utility Room	8' 5" x 5' 7"
2. Kitchen/Dining	19' 1" x 14' 4"	5. WC	6' 0" x 3' 11"
3. Sunroom	11' 8" x 12' 10"		



FIRST FLOOR

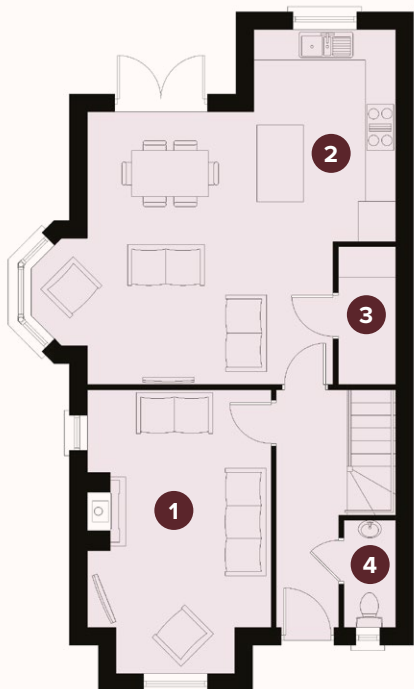
6. Master Bedroom	16' 2" x 12' 2"	10. Bedroom Four	12' 4" x 9' 5"
7. Ensuite	7' 5" x 6' 3"	11. Bathroom	12' 6" x 6' 5"
8. Bedroom Two	12' 10" x 11' 5"	12. Hot Press	4' 1" x 3' 1"
9. Bedroom Three	12' 4" x 9' 5"		

THE DE COURCY



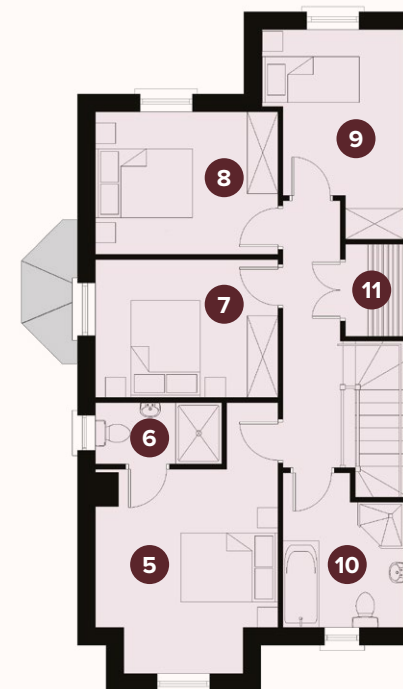
FOUR BEDROOM DETACHED
Site No. 10, 21, 22, 25 | 1,475 sq. ft.

THE DE COURCY



GROUND FLOOR

1. Lounge	17' 10" x 11' 9"
2. Kitchen/Dining	22' 9" x 19' 9"
3. Utility/Pantry	6' 7" x 3' 11"
4. WC	6' 11" x 3' 4"



FIRST FLOOR

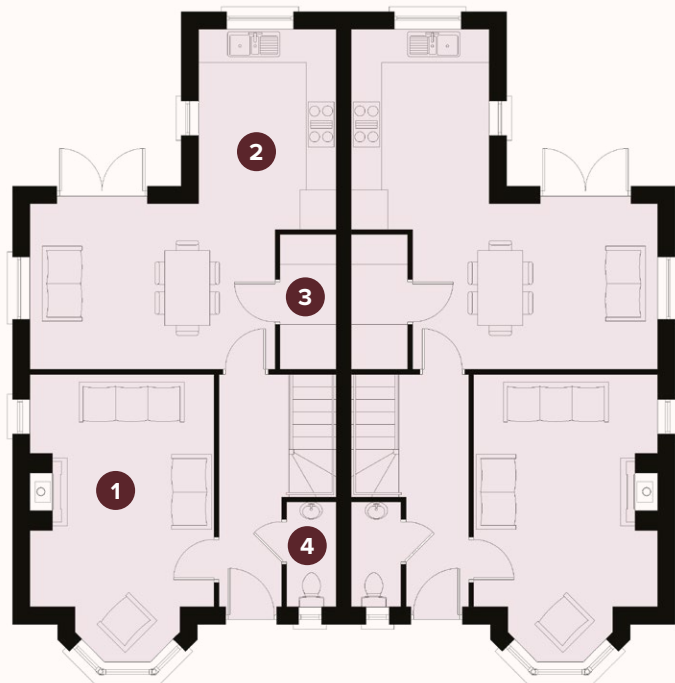
5. Master Bedroom	14' 5" x 11' 9"	9. Bedroom Four	13' 5" x 9' 1"
6. Ensuite	8' 2" x 3' 11"	10. Bathroom	8' 0" x 7' 9"
7. Bedroom Two	11' 9" x 8' 10"	11. Hot Press	4' 11" x 3' 11"
8. Bedroom Three	11' 9" x 8' 10"		

THE BLUEBELL



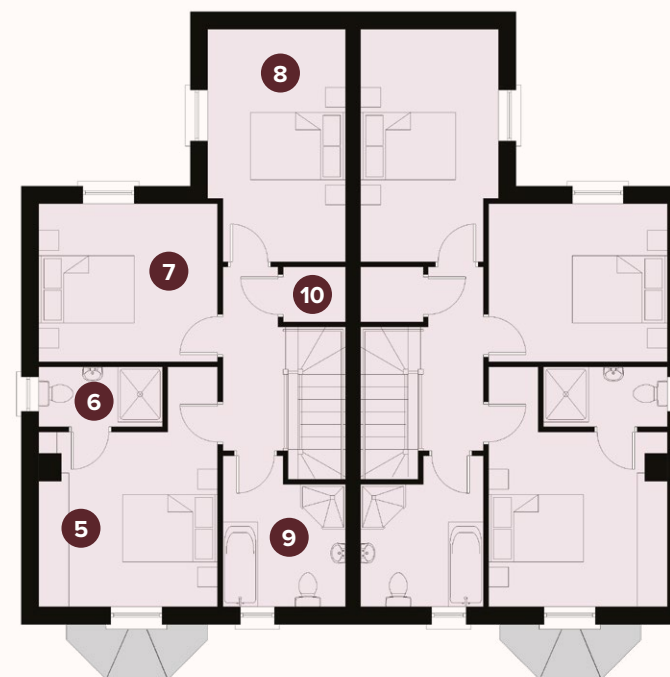
THREE BEDROOM SEMI-DETACHED
Site No. 4-9, 15-20, 23, 24 | 1,290 sq. ft.

THE BLUEBELL



GROUND FLOOR

1. Lounge	15' 3" x 12' 2"
2. Kitchen/Dining	31' 4" x 22' 11"
3. Utility Room	8' 10" x 3' 11"
4. WC	6' 11" x 3' 3"



FIRST FLOOR

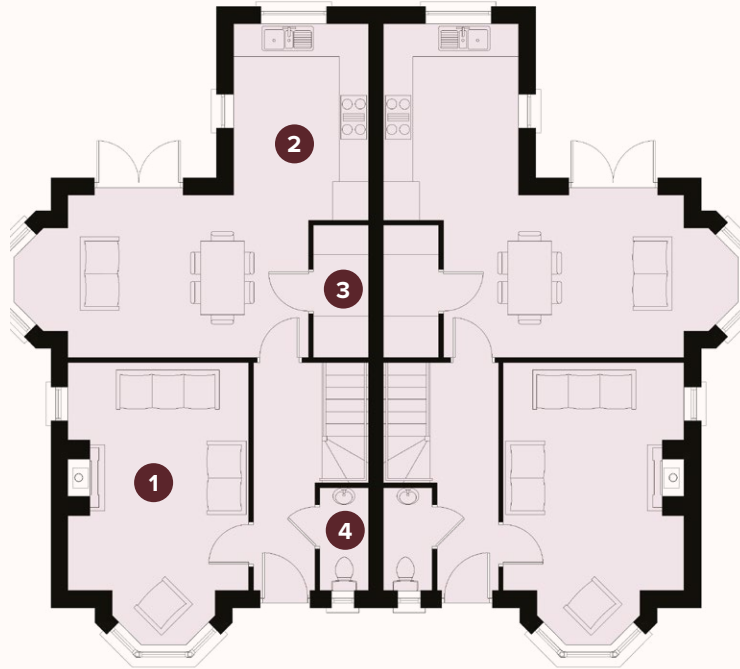
5. Master Bedroom	15' 9" x 11' 9"	9. Bathroom	8' 1" x 8' 0"
6. Ensuite	8' 2" x 3' 11"	10. Hot Press	3' 11" x 3' 7"
7. Bedroom Two	11' 9" x 10' 5"		
8. Bedroom Three	15' 3" x 9' 1"		

THE MALLOW



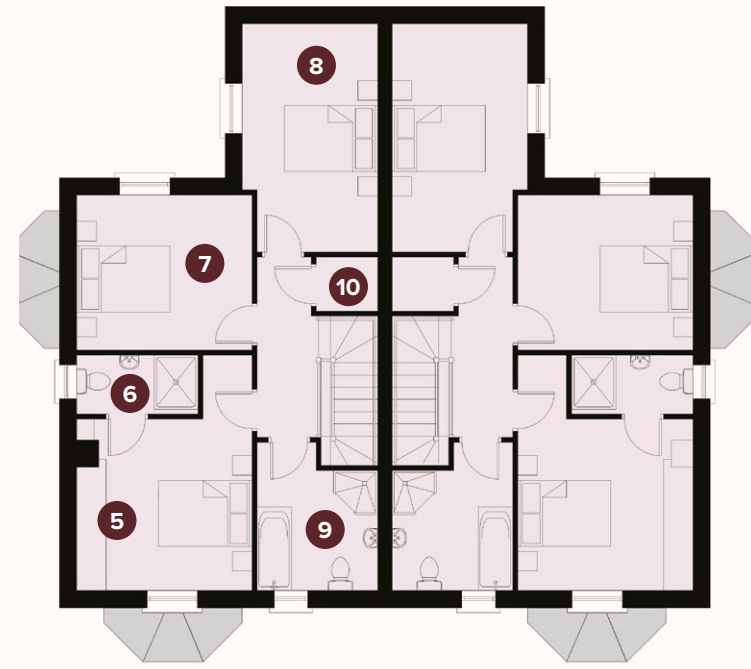
THREE BEDROOM SEMI-DETACHED
Site No. 11-14 | 1,313 sq. ft.

THE MALLOW



GROUND FLOOR

1. Lounge	15' 3" x 12' 1"
2. Kitchen/Dining	31' 4" x 22' 11"
3. Utility Room	8' 10" x 3' 11"
4. WC	6' 11" x 3' 3"



FIRST FLOOR

5. Master Bedroom	15' 9" x 11' 9"	9. Bathroom	8' 1" x 8' 0"
6. Ensuite	8' 2" x 3' 11"	10. Hot Press	3' 11" x 3' 7"
7. Bedroom Two	11' 9" x 10' 5"		
8. Bedroom Three	15' 3" x 9' 1"		

SITE PLAN



HOUSE TYPE	SITE NUMBER
The Alexander	1, 2, 3
The De Courcy	10, 21, 22, 25
The Bluebell	4-9, 15-20, 23, 24
The Mallow	11-14

PORTGLENONE

GLENCOMBE WOOD

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DEVELOPER

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