



MAGHERAFELT  
• 2024 •

# HILLSIDE MANOR

Rise to Luxury



3, 4 and 5 Bedroom Homes  
Detached, Semi-Detached and Bungalows



# HILLSIDE MANOR

MAGHERAFELT

....

Welcome to Hillside Manor, where your dream home awaits – a perfect blend of location, comfort, and timeless elegance.

Discover Hillside Manor, an exquisite collection of beautifully designed three, four and five bedroom homes featuring a selection of elegant semi-detached, detached and two-storey chalet bungalows.

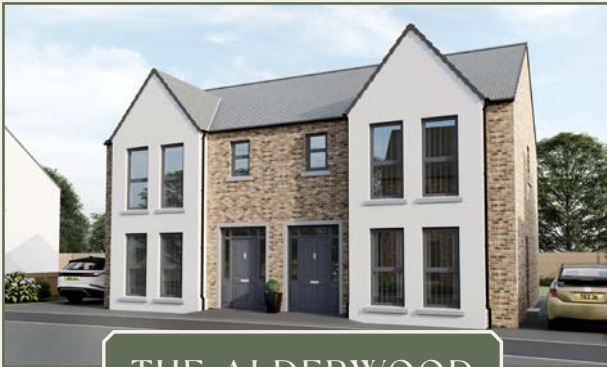
Magherafelt is nationally recognised as one of the finest towns in Northern Ireland and was featured in The Sunday Times' 'Best Places to Live' guide.

The town is known for its convenient central location, excellent schools, top-tier amenities, thriving town centre and strong community spirit.

With the exceptional quality of these new homes and the exemplary surrounding environment, Magherafelt is the perfect place to call home.



Leap into your next adventure...



THE ALDERWOOD



THE CEDARWOOD



THE CARTER



THE DUNMORE



THE FAIRVIEW



THE GLENHAVEN



THE JASMINE



THE KILPATRICK



THE LONSDALE

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# WHERE CHARMING TOWN LIFE MEETS TRANQUIL COUNTRYSIDE

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Hillside Manor is ideally situated less than a mile from the heart of Magherafelt, where the town's charm meets the tranquility of open countryside. This development offers a fresh and captivating interpretation of the area's character, blending modern living standards with timeless design. The homes showcase a harmonious balance of contemporary and heritage styles, with characterful exteriors featuring a mix of brick and render finishes.

Inside, the spaces are open, bright, and thoughtfully designed to meet the needs of today's residents. The town centre is a vibrant hub, dotted with artisan eateries, delis, and stylish boutiques, creating a self-contained haven where residents of all ages feel welcomed and supported. Nestled between the River Bann and Lough Neagh to the east and the

stunning Sperrin Mountains to the west, Magherafelt offers residents breathtaking natural beauty and endless opportunities for recreation.

Magherafelt is also a well-connected town, making it an ideal commuter location. It is equidistant from both Belfast and Derry/Londonderry, with easy access to an upgraded dual carriageway and the M2 motorway. This prime location combines the peacefulness of a serene market town with convenient access to major urban centres, making it the perfect place to live, work, socialise and raise a family.



# SPECIFICATION

.....

At JFM Construction, we are dedicated to delivering exceptional craftsmanship and meticulous attention to detail in every project we undertake. Our commitment to quality ensures that each home we build is something you can truly take pride in.

- Each home will have Natural Gas Central Heating.
- 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 from range to hall, stairs, landing bedrooms and living area (as applicable).
- Choice of floor tiling from range to kitchen and bathroom (as applicable).
- Wiring left for burglar alarm (additional cost to fit alarm).
- Tarmac/Paved driveways.
- Front and rear gardens landscaped.
- NHBC warranty.
- A management company will be formed to cover the overall maintenance and upkeep of the development.

# LOCATION MAP

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Magherafelt Town Centre	<b>&lt;1 mile</b>
A6 Dual Carriageway	<b>5 miles</b>
Draperstown	<b>8 miles</b>
Cookstown	<b>10 miles</b>
Randalstown	<b>13 miles</b>
Ballymena	<b>18 miles</b>
M2 Motorway	<b>22 miles</b>
Belfast	<b>35 miles</b>





THE ALDERWOOD

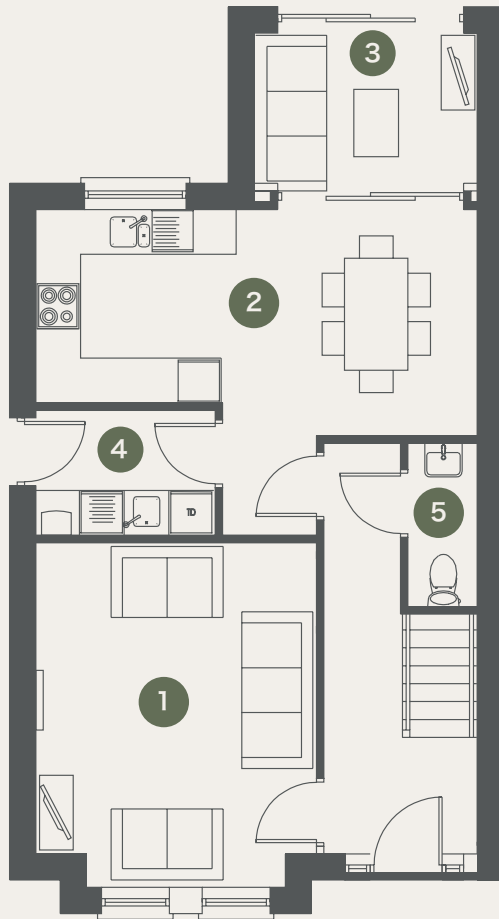
3 Bedroom Semi-Detached | 1,199 Sq. Ft.



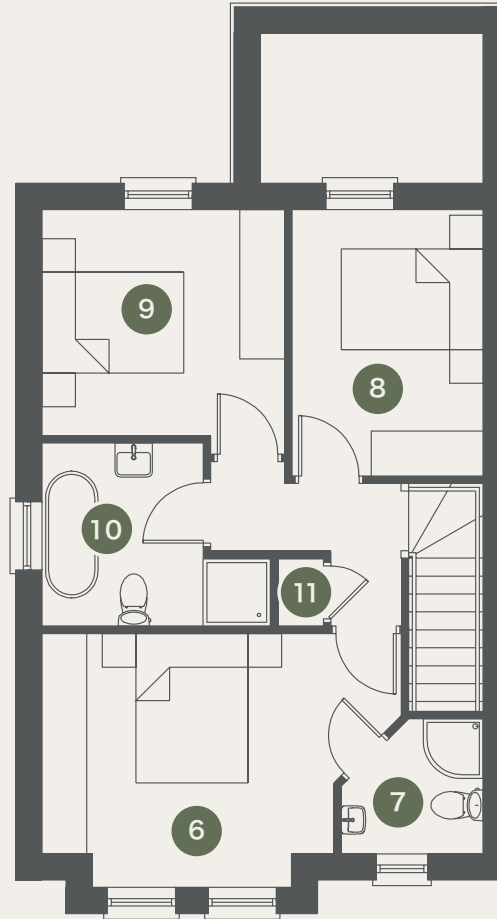


# THE ALDERWOOD

3 Bedroom Semi-Detached  
1,199 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

1. Lounge	13' 8" x 12' 4"
2. Kitchen/Dining	19' 5" x 8' 6"
3. Sunroom	9' 9" x 9' 2"
4. Utility Room	7' 10" x 5' 6"
5. WC	6' 6" x 3' 0"
6. Master Bedroom	15' 9" x 9' 8"
7. Ensuite	6' 11" x 6' 3"
8. Bedroom Two	10' 8" x 9' 11"
9. Bedroom Three	10' 8" x 8' 5"
9. Bathroom	10' 0" x 8' 0"
11. Linen Closet	2' 11" x 2' 7"



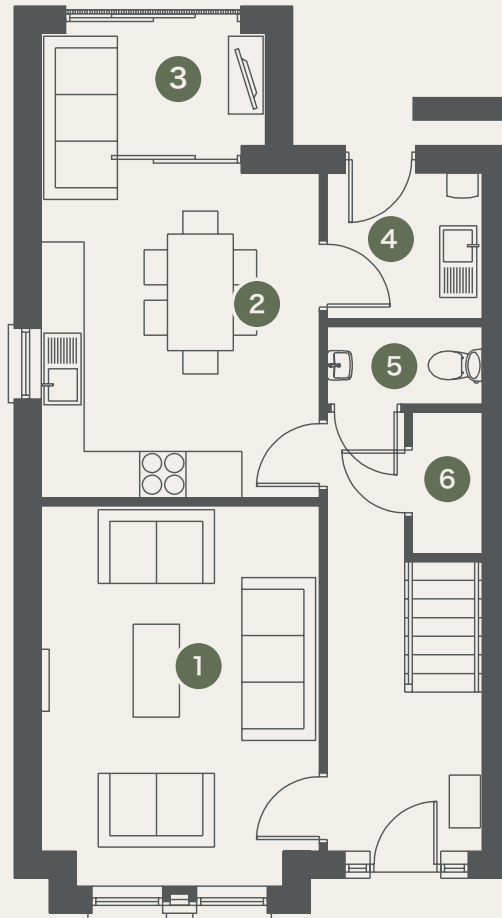
THE CEDARWOOD

3 Bedroom Semi-Detached | 1,150 Sq. Ft.

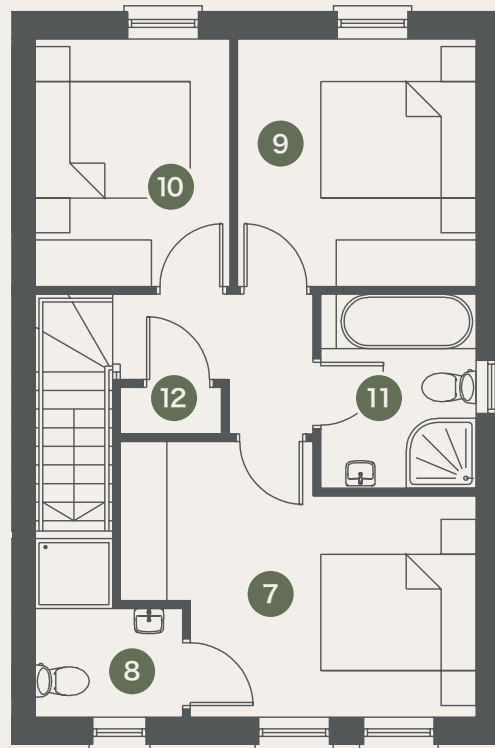


# THE CEDARWOOD

3 Bedroom Semi-Detached  
1,150 Sq. Ft



GROUND FLOOR



FIRST FLOOR

1. Lounge	14' 7" x 11' 9"
2. Kitchen/Dining	13' 9" x 11' 9"
3. Sunroom	9' 6" x 5' 11"
4. Utility Room	6' 7" x 6' 2"
5. WC	6' 6" x 3' 3"
6. Store	6' 0" x 3' 3"
7. Master Bedroom	15' 0" x 9' 4"
8. Ensuite	7' 7" x 6' 3"
9. Bedroom Two	10' 6" x 10' 0"
10. Bedroom Three	10' 6" x 8' 3"
11. Bathroom	8' 2" x 6' 7"
12. Linen Closet	4' 3" x 1' 12"



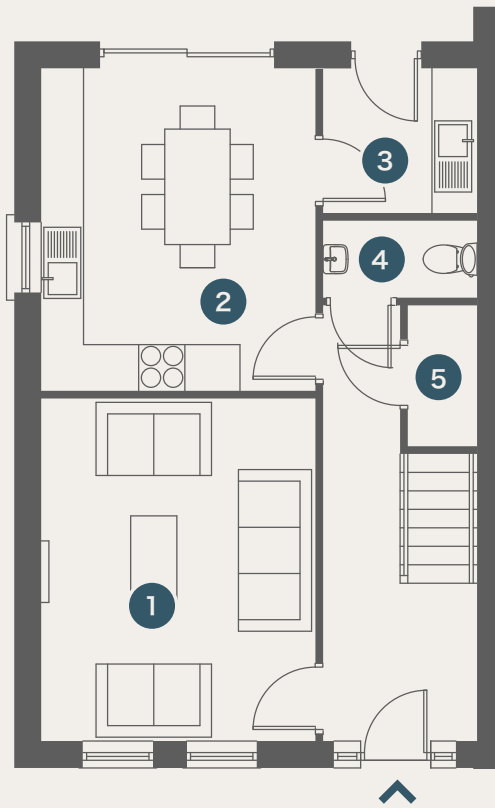
## THE CARTER

3 Bedroom Semi-Detached | 1,056 Sq. Ft.

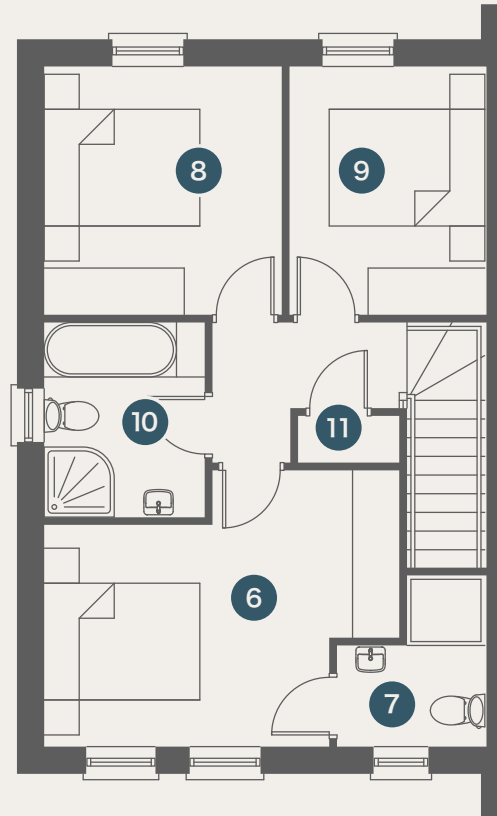


# THE CARTER

3 Bedroom Semi-Detached  
1,056 Sq. Ft



GROUND FLOOR



FIRST FLOOR

1. Lounge	14' 7" x 11' 8"
2. Kitchen/Dining	13' 9" x 11' 9"
3. Utility Room	6' 7" x 6' 2"
4. WC	6' 7" x 3' 3"
5. Store	6' 0" x 2' 11"
6. Master Bedroom	14' 12" x 9' 4"
7. Ensuite	7' 3" x 6' 3"
8. Bedroom Two	10' 6" x 10' 0"
9. Bedroom Three	10' 6" x 8' 3"
10. Bathroom	8' 6" x 6' 9"
11. Linen Closet	4' 3" x 1' 12"



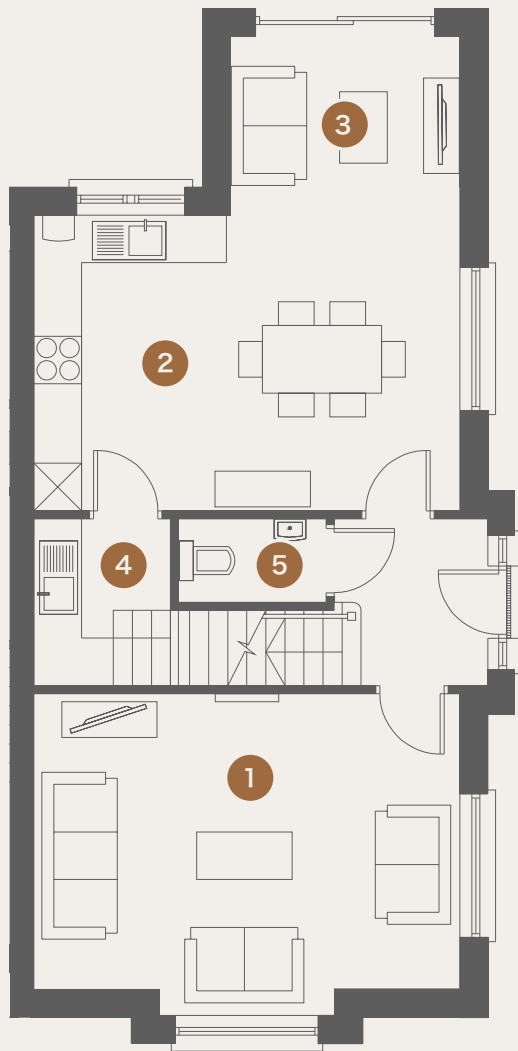
THE DUNMORE

3 Bedroom Semi-Detached | 1,205 Sq. Ft

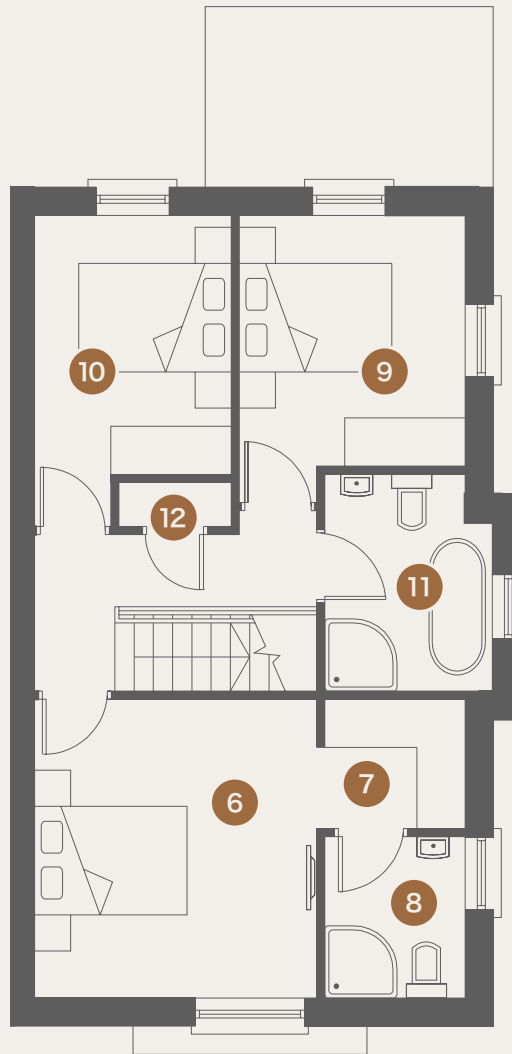


# THE DUNMORE

3 Bedroom Semi-Detached  
1,205 Sq. Ft



GROUND FLOOR



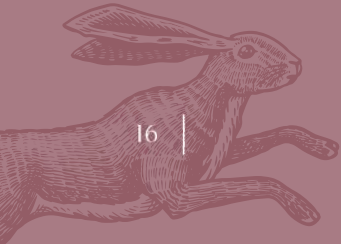
FIRST FLOOR

- |                   |                 |
|-------------------|-----------------|
| 1. Lounge         | 17' 7" x 12' 3" |
| 2. Kitchen/Dining | 17' 7" x 13' 5" |
| 3. Sunroom        | 9' 6" x 9' 2"   |
| 4. Utility Room   | 6' 11" x 5' 8"  |
| 5. WC             | 6' 10" x 3' 3"  |
| 6. Master Bedroom | 12' 3" x 11' 7" |
| 7. Dressing Room  | 5' 9" x 5' 3"   |
| 8. Ensuite        | 6' 7" x 5' 10"  |
| 9. Bedroom Two    | 10' 9" x 8' 0"  |
| 10. Bedroom Three | 10' 3" x 9' 3"  |
| 11. Bathroom      | 9' 11" x 6' 10" |
| 12. Linen Closet  | 4' 7" x 2' 0"   |



THE FAIRVIEW

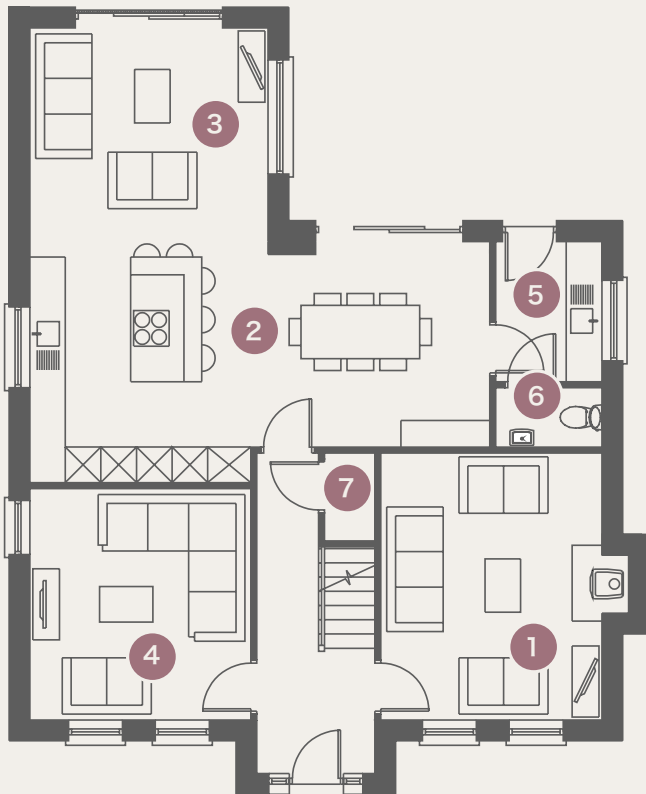
4 Bedroom Detached | 1,848 Sq. Ft.



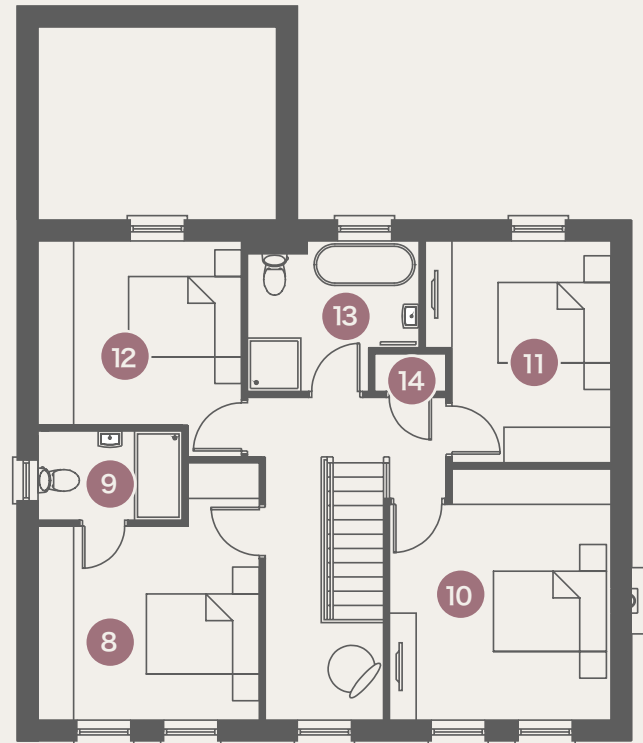


# THE FAIRVIEW

4 Bedroom Detached  
1,848 Sq. Ft.



GROUND FLOOR



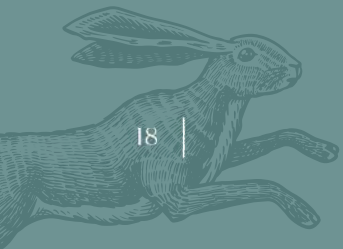
FIRST FLOOR

1. Lounge	14' 9" x 12' 3"
2. Kitchen/Dining	24' 10" x 13' 4"
3. Sunroom	13' 2" x 11' 10"
4. Snug	12' 10" x 12' 3"
5. Utility Room	7' 9" x 5' 10"
6. WC	5' 10" x 3' 3"
7. Store	4' 10" x 2' 9"
8. Master Bedroom	14' 6" x 12' 3"
9. Ensuite	7' 12" x 4' 11"
10. Bedroom Two	13' 11" x 12' 3"
11. Bedroom Three	11' 3" x 10' 2"
12. Bedroom Three	12' 3" x 10' 3"
13. Bathroom	9' 6" x 8' 4"
14. Hot Press	3' 11" x 2' 7"



## THE GLENHAVEN

4 Bedroom Detached | 1,218 Sq. Ft.

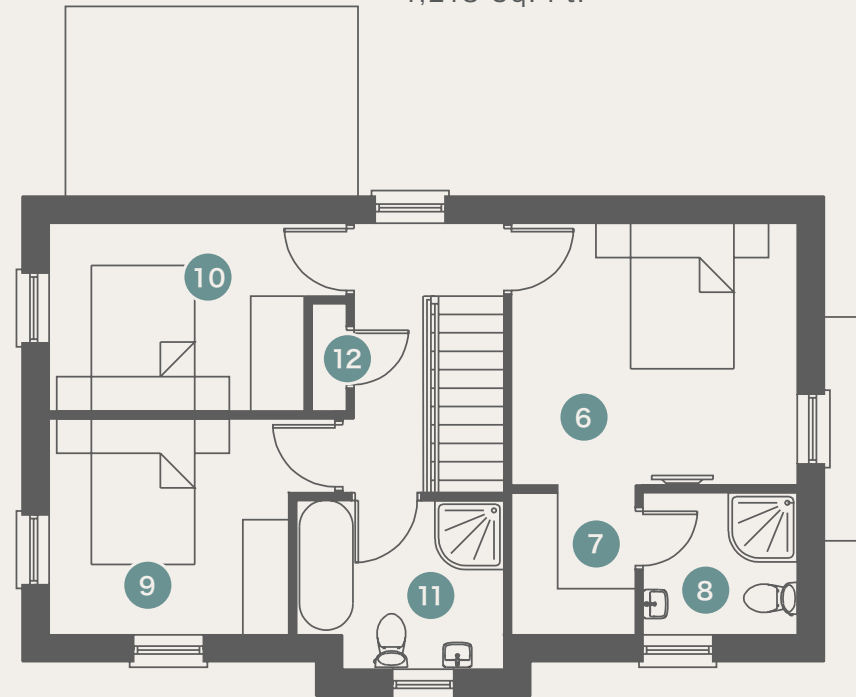


# THE GLENHAVEN

4 Bedroom Detached  
1,218 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

1. Lounge	17' 7" x 12' 3"	5. WC	6' 1" x 3' 7"	9. Bedroom Two	12' 9" x 8' 0"
2. Kitchen/Dining	17' 7" x 12' 1"	6. Master Bedroom	12' 3" x 11' 7"	10. Bedroom Three	12' 5" x 9' 3"
3. Sunroom	10' 3" x 8' 2"	7. Dressing Room	6' 1" x 5' 3"	11. Bathroom	8' 10" x 7' 3"
4. Utility Room	7' 1" x 5' 8"	8. Ensuite	6' 8" x 6' 1"	12. Hot Press	4' 8" x 1' 10"



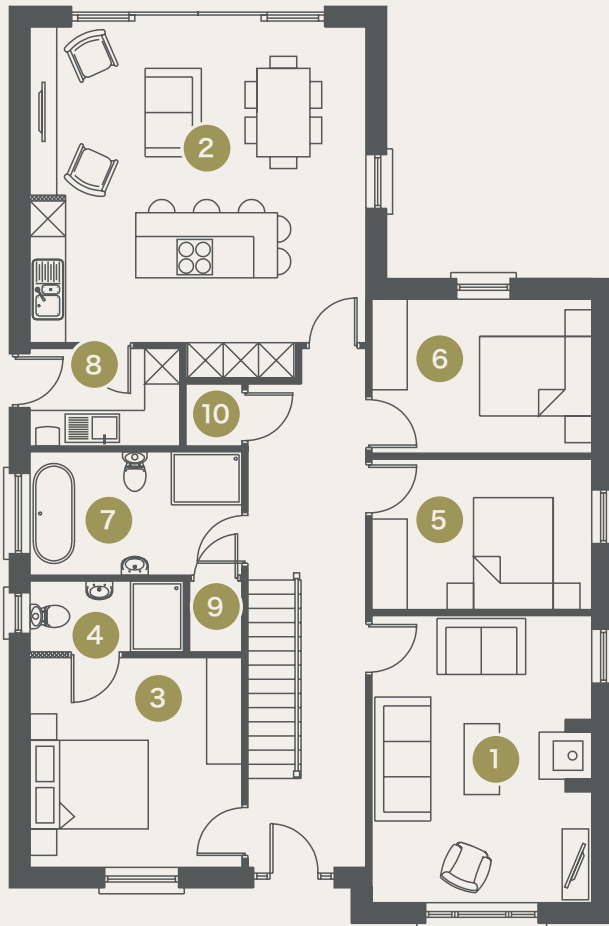
THE JASMINE

5 Bedroom Chalet Bungalow | 1,847 Sq. Ft.

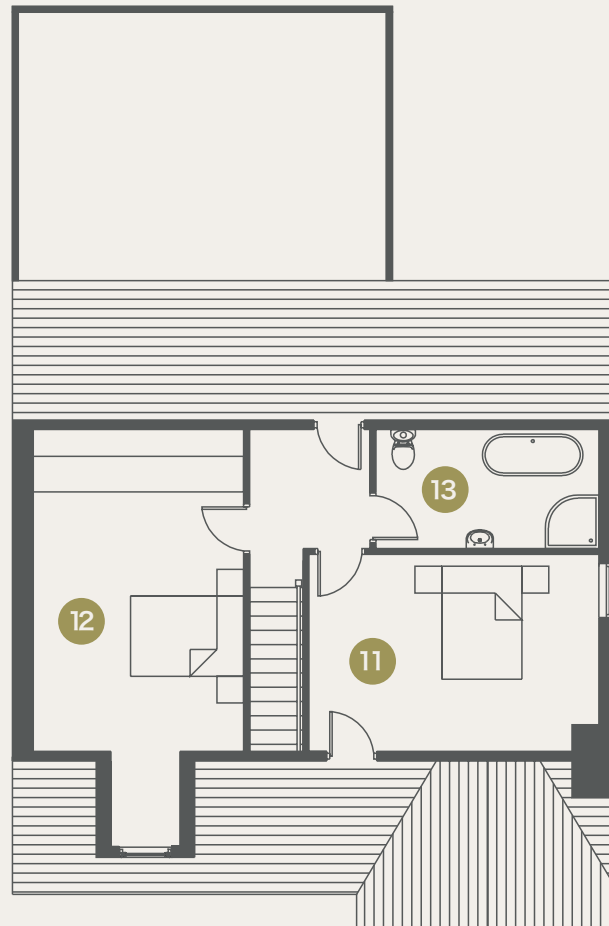


# THE JASMINE

5 Bedroom Chalet Bungalow  
1,847 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

- |                   |                 |
|-------------------|-----------------|
| 1. Lounge         | 16' 3" x 12' 3" |
| 2. Kitchen/Dining | 18' 8" x 17' 7" |
| 3. Master Bedroom | 11' 9" x 11' 8" |
| 4. Ensuite        | 8' 10" x 3' 11" |
| 5. Bedroom Two    | 12' 3" x 8' 4"  |
| 6. Bedroom Three  | 12' 3" x 8' 7"  |
| 7. Bathroom       | 8' 5" x 6' 10"  |
| 8. Utility        | 8' 4" x 5' 5"   |
| 9. Hot Press      | 3' 11" x 2' 11" |
| 10. Store         | 3' 5" x 3' 1"   |
| 11. Bedroom Four  | 16' 0" x 11' 6" |
| 12. Bedroom Five  | 17' 9" x 11' 7" |
| 13. Bathroom      | 12' 4" x 6' 7"  |



THE KILPATRICK

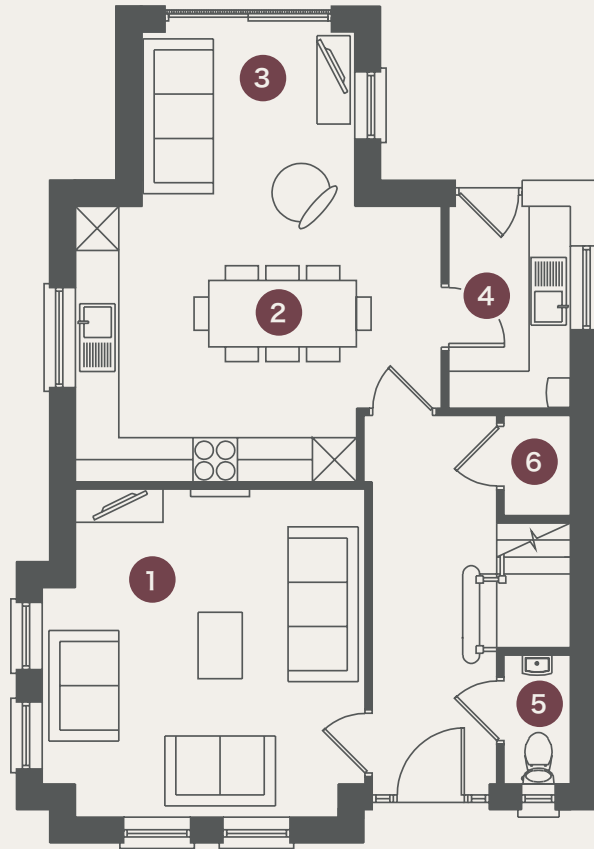
3 Bedroom Detached | 1,237 Sq. Ft.



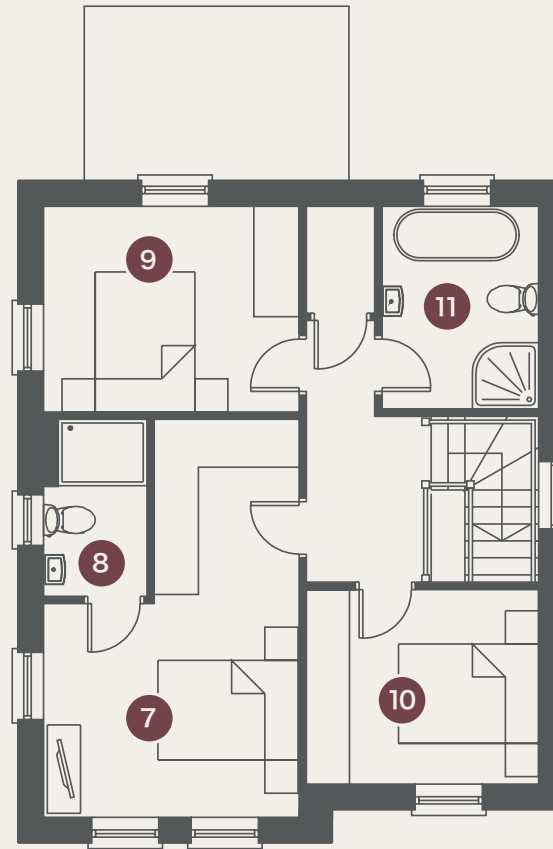
# THE KILPATRICK

3 Bedroom Detached

1,237 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

- |                   |                  |
|-------------------|------------------|
| 1. Lounge         | 14' 7" x 12' 11" |
| 2. Kitchen/Dining | 16' 4" x 12' 3"  |
| 3. Sunroom        | 9' 6" x 7' 9"    |
| 4. Utility Room   | 8' 12" x 5' 5"   |
| 5. WC             | 5' 9" x 3' 1"    |
| 6. Store          | 4' 5" x 2' 11"   |
| 7. Master Bedroom | 17' 9" x 11' 4"  |
| 8. Ensuite        | 7' 10" x 3' 11"  |
| 9. Bedroom Two    | 11' 5" x 9' 2"   |
| 10. Bedroom Three | 10' 4" x 8' 8"   |
| 11. Bathroom      | 9' 0" x 6' 12"   |



THE LONSDALE

4 Bedroom Chalet Bungalow | 1,732 Sq. Ft

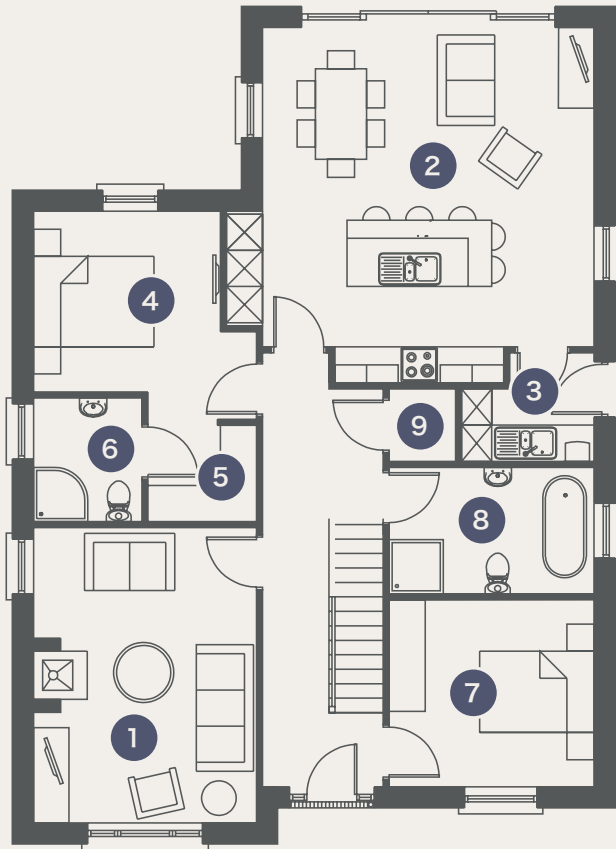




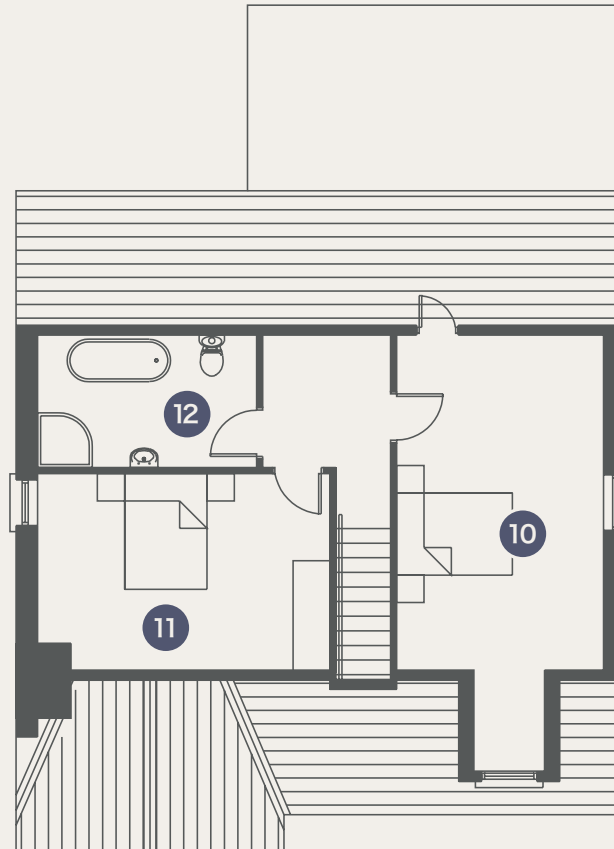
# THE LONSDALE

4 Bedroom Chalet Bungalow

1,732 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

- |                            |                 |
|----------------------------|-----------------|
| 1. Lounge                  | 16' 1" x 12' 2" |
| 2. Kitchen/Dining          | 18' 1" x 17' 5" |
| 3. Utility Room            | 7' 3" x 6' 8"   |
| 4. Master Bedroom          | 12' 2" x 11' 6" |
| 5. Dressing Room           | 5' 11" x 5' 3"  |
| 6. Ensuite                 | 6' 9" x 5' 11"  |
| 7. Bedroom Two             | 11' 2" x 6' 9"  |
| 8. Bathroom                | 11' 2" x 7' 3"  |
| 9. Hot Press               | 3' 11" x 3' 7"  |
| 10. Bedroom Three          | 18' 1" x 11' 2" |
| 11. Bedroom Four/<br>Study | 15' 9" x 10' 7" |
| 12. Bathroom               | 11' 10" x 7' 2" |

<b>THE ALDERWOOD</b>
5-8, 19-22, 27-30, 33 & 34, 43-46, 49-52, 55-62, 65-72, 75-78
<b>THE CEDARWOOD</b>
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<b>THE CARTER</b>
9, 17, 23, 26

<b>THE DUNMORE</b>
10, 16, 24, 25
<b>THE FAIRVIEW</b>
1, 2, 3, 4, 53
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<b>THE JASMINE</b>
37-41
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15, 18, 54
<b>THE LONSDALE</b>
42



# NOTES

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# HILLSIDE MANOR

MAGHERAFELT

## DEVELOPER

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