



Finlay Hall
PORTGLENONE

TWO EXCLUSIVE ULTRA LOW ENERGY FAMILY HOMES



Welcome to Finlay Hall Ultra low energy homes for a new way of living

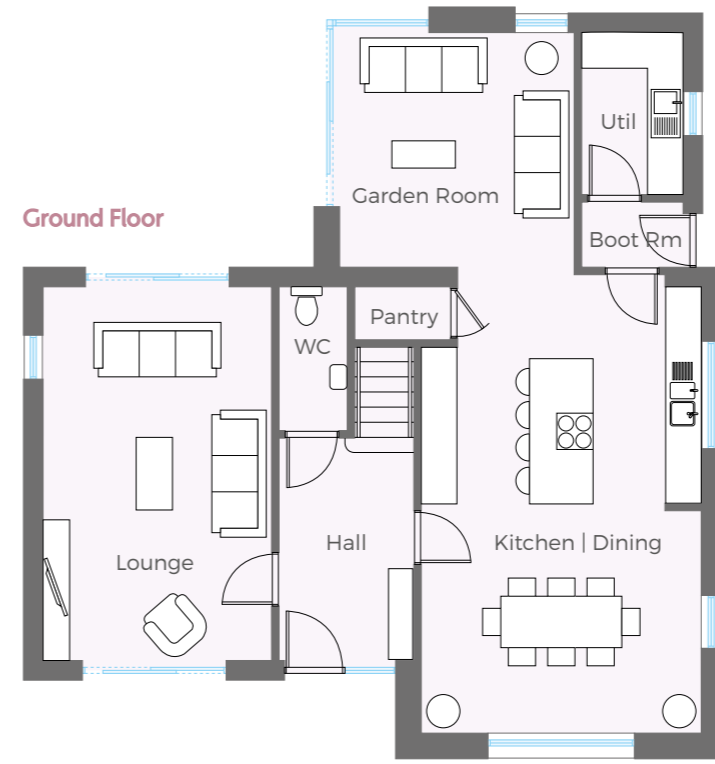
These 2 superb family homes feature sustainable living without compromising on comfort or style. Their superb eco-conscious design means fossil fuels aren't necessary, reducing your carbon footprint and leaving a positive impact on the planet.

Surrounded by open countryside and within walking distance of the historical Portglenone Forest Park and the River Bann, Finlay Hall offers the serenity of country living in an outstanding modern family home.

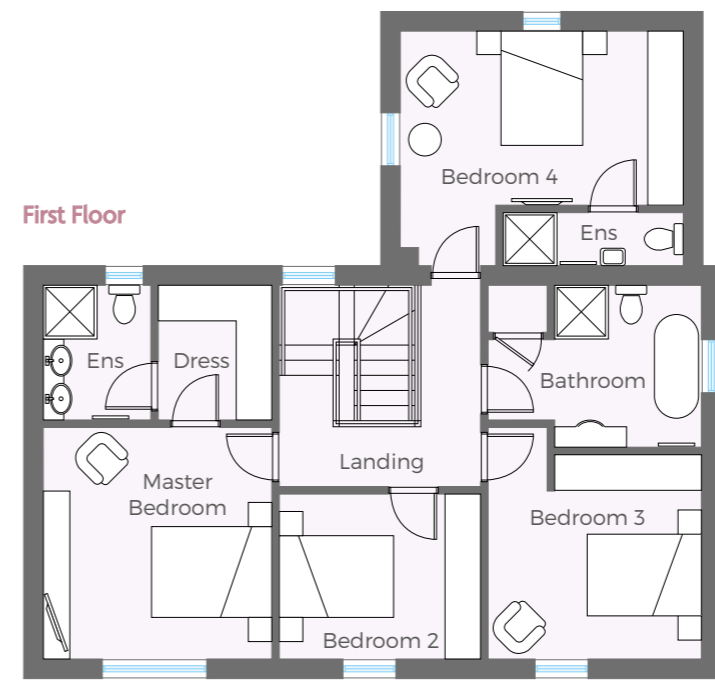
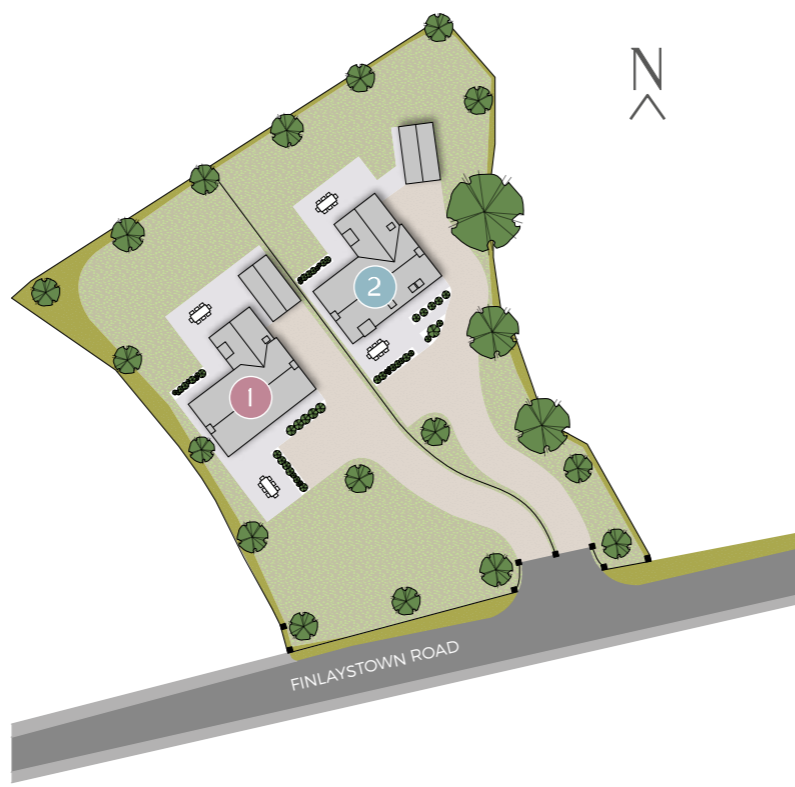
Finlay Hall offers 2 exclusive new homes benefitting from stylish living spaces and a luxury specification. Both of these outstanding homes boast a variety of modern features, including state-of-the-art fully fitted kitchens with integrated appliances, luxury and contemporary sanitaryware and a selection of quality flooring throughout.

Agon Ltd have earned a notable reputation for creating beautiful, bespoke homes. These two striking homes at Finlay Hall have been designed to make the most of the natural light and are defined by an exquisite attention to detail and an unrivalled finish.





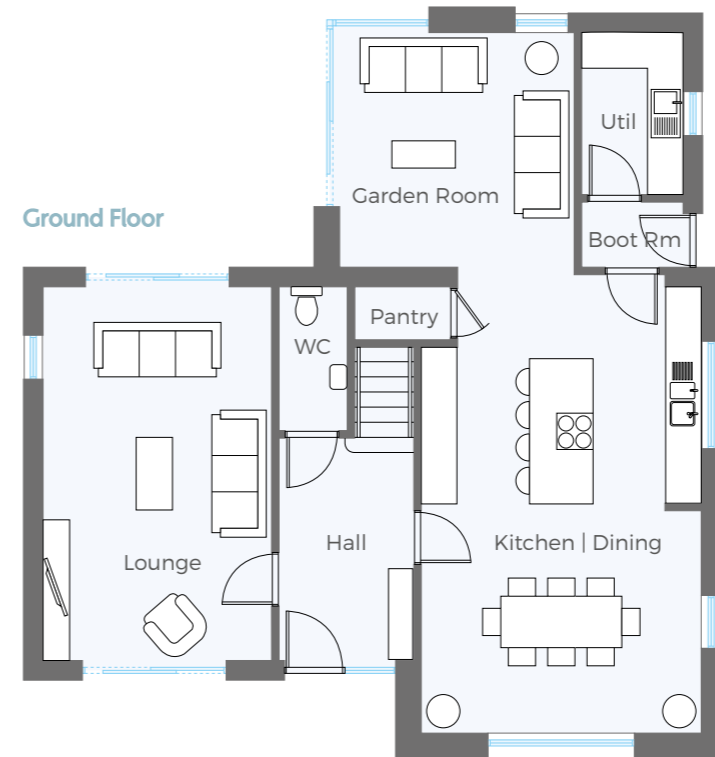
Ground Floor	Ft & In	Metres
Entrance Hall with separate WC		
Lounge	20'5" x 12'9"	6.20 x 3.90
Kitchen Dining	24'11" x 15'4"	7.60 x 4.65
Garden Room	13'2" x 13'2"	4.00 x 4.00
Utility	8'10" x 5'7"	2.70 x 1.70
Boot Room		



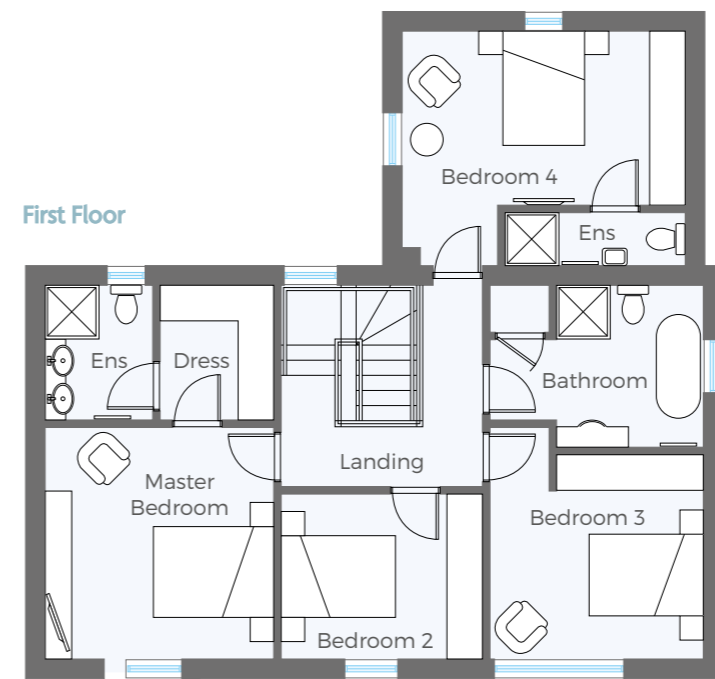
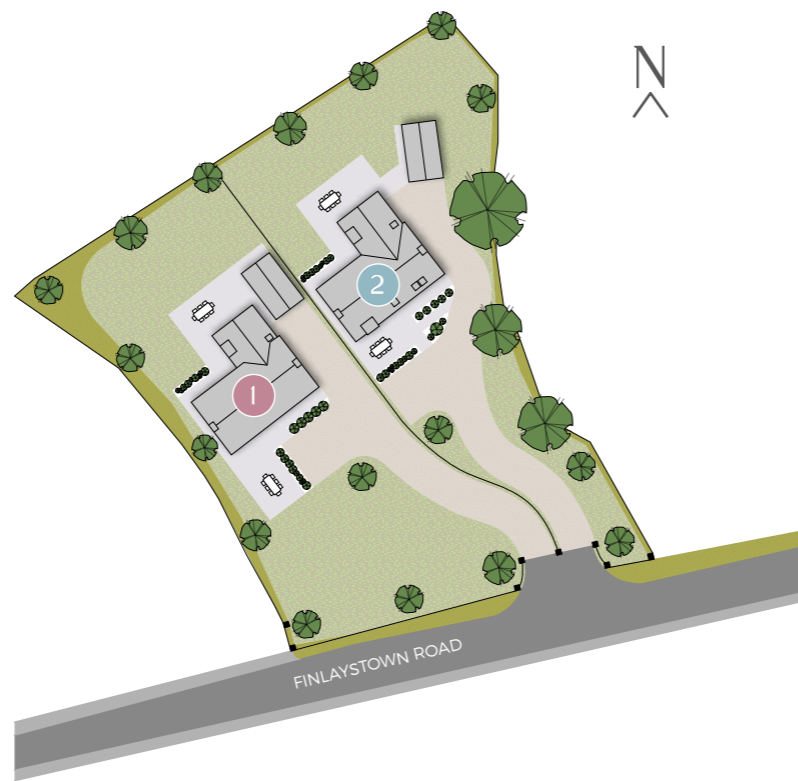
First Floor	Ft & In	Metres
Landing		
Master Bedroom	12'8" x 10'11"	3.85 x 3.35
Dressing	7'5" x 6'4"	2.25 x 1.90
Ensuite	7'5" x 5'10"	2.25 x 1.80
Bedroom 2	10'11" x 9'2"	3.35 x 2.75
Bedroom 3	11'8" x 9'2"	3.55 x 2.75
Bedroom 4	15'6" x 12'9"	4.70 x 3.90
Ensuite	9'10" x 2'11"	3.00 x 0.90
Bathroom	11'8" x 8'10"	3.55 x 2.70

The Somerley

2045 Sq Ft
4 Bed Detached



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The Chalfield

2045 Sq Ft
4 Bed Detached



The Somerley

The Chalfield



Rear Garden Elevation



Garden Room



Front Elevation

The Chalfield

The Chalfield house is simply stunning, both inside and out. A hidden gem in the heart of County Antrim. This notable home has retained an old stone outhouse within the garden and benefits from many bonuses including a shelved pantry in the large open plan family kitchen and a boot room off the utility room. The outside space is beautifully finished with estate railings, paved patio area, garage and gravel drive with box hedging.

The Somerley

The Somerley house at Finlay Hall is a truly superb place to call home and build a life for the years to come. This distinctive family home excels in all areas. It provides well thought out features including a shelved pantry in the large open plan family kitchen and a boot room off the utility room. The outside space is beautifully finished with estate railings, paved patio area, garage and gravel drive with box hedging.



Patio Area



Rear Garden



Patio Area

These ultra low energy homes are constructed using the world leading specification and materials for healthy, sustainable living



Specification

- Airtight building fabric constructed to Passivhaus standards
- EPC 'A' rating
- Triple glazed Passivhaus accredited windows and doors.
- NILAN Compact P Air 9 unit which delivers the following benefits:
 - Heating the home with underfloor heating using an efficient air to water heat pump
 - Production of domestic hot water
 - Controls ventilation and filters air
- Ultra high levels of floor, wall and roofspace insulation
- Designer kitchen and utility by Johanna Montgomery Designs complete with 'A' rated appliances including wine cooler
- Amtico flooring to kitchen, utility and snug
- Porcelain tiles and carpet to other areas
- Towel radiators and vanity units to bathrooms and ensuites
- Outside tap

External

- Single garage c/w PASS pedestrian door and automated sectional garage door
- Sockets and lights
- Decofence perimeter fencing
- Estate railing to front boundary
- Patio area to front and rear
- External double socket
- External feature lighting
- Decorative gravel drive laid on Gridmat system

Electrical Specification

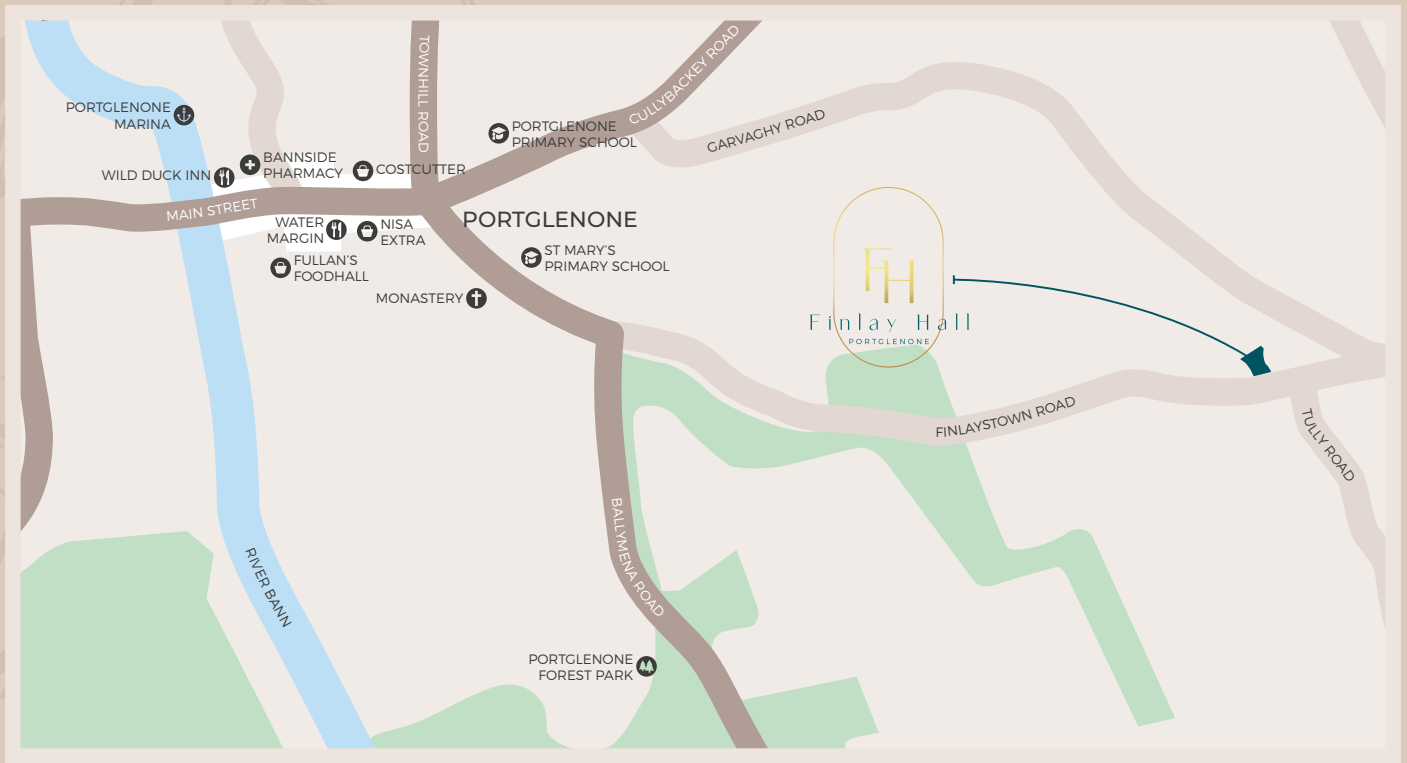
- Generous sockets and USB ports
- Low energy spotlights to kitchen, bathrooms and ensuites.
- Cosy Toes underfloor heating to both ensuites.
- Alarm system.
- Roofspace light.
- Cat 6 enabled
- Wifi enabled (hardware not supplied)
- Wired for electric gates
- Wired for Quooker tap

Cutting edge technology and construction:

- Extremely high levels of insulation which improves the thermal performance and reduces heating bills
- Ultra high-performance windows and doors guarantee the heat stays in your house
- Airtight building fabric which prevents heat loss and reduces heating costs
- Thermal Bridge free construction which delivers unrivalled energy efficiency
- Mechanical ventilation system with highly efficient heat recovery – NILAN Compact Air 9

[CLICK HERE](#) AND SCROLL TO PAGES 20 - 25 FOR DETAILS





Local Connections

St Mary's Primary School.....	1.1 Miles	Galgorm Resort and Spa.....	5.0 Miles
Portglenone Primary School.....	1.3 Miles	Ballymena Town Centre.....	7.4 Miles
Portglenone Forest Park.....	1.4 Miles	Lough Beg.....	7.6 Miles
Portglenone Village.....	1.5 Miles	Randalstown.....	11.4 Miles
Portglenone Marina.....	1.6 Miles	Magherafelt.....	12 Miles

JOINT SELLING AGENTS



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DEVELOPER



ARCHITECT



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