



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

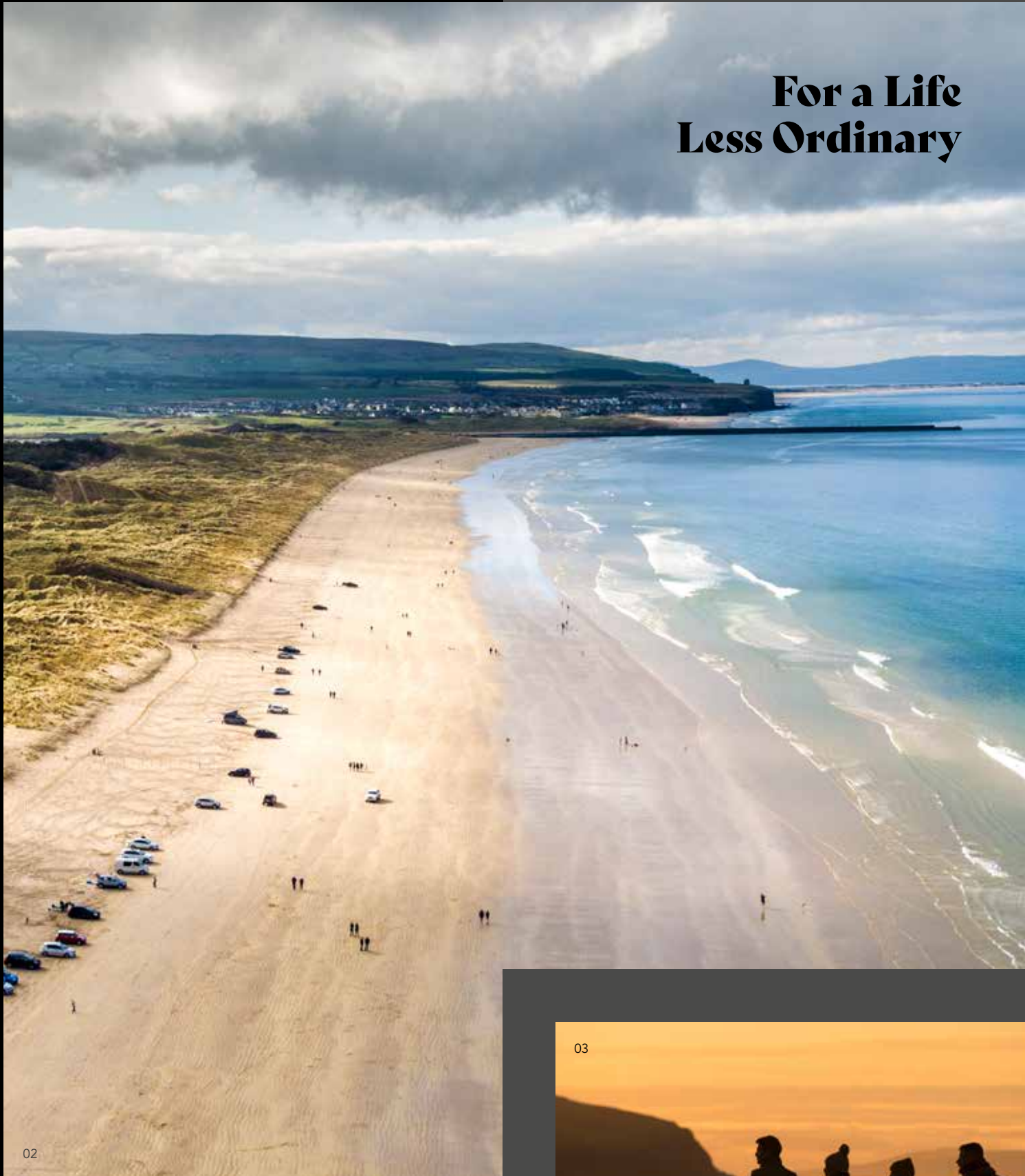
local Diamond Shopping Centre located right on the doorstep, homeowners can access everything they may need within minutes. What's more, positioned just a short drive away, the sandy shores of Portstewart Strand or Portrush's West Strand provide the perfect background when watching the sun set across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

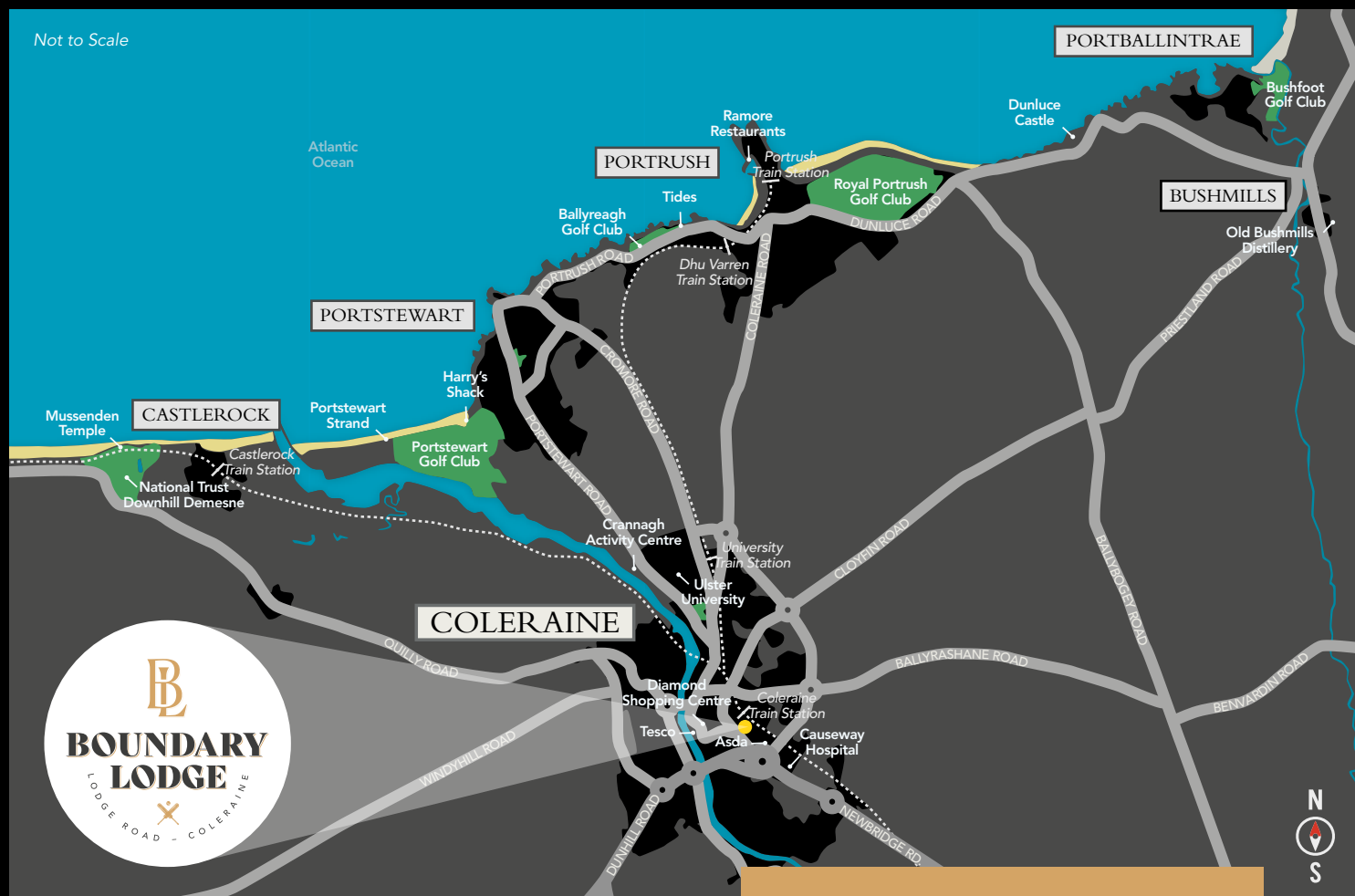
- 01_ Mountsandel Fort, Coleraine
- 04_ Portstewart Strand
- 03_ Watching the sun set, Portstewart
- 04_ West Strand, Portrush
- 05_ Giant's Causeway
- 06_ The Diamond, Coleraine Town Centre

03





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

G
glenoak
DEVELOPMENTS



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

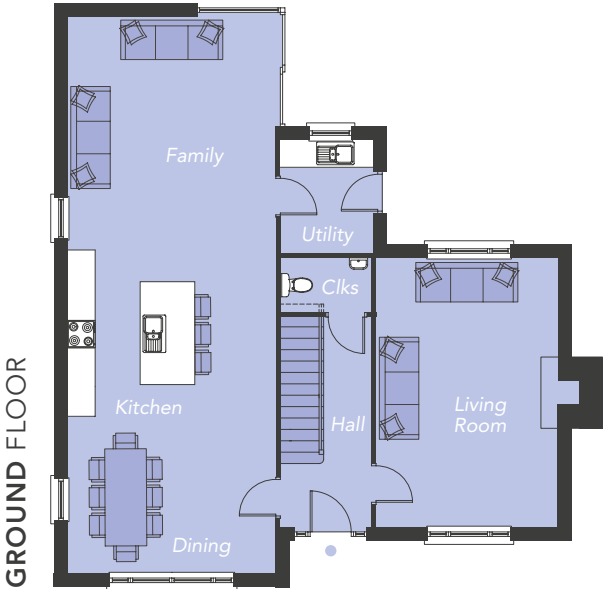
← TO TOWN CENTRE

LODGE ROAD

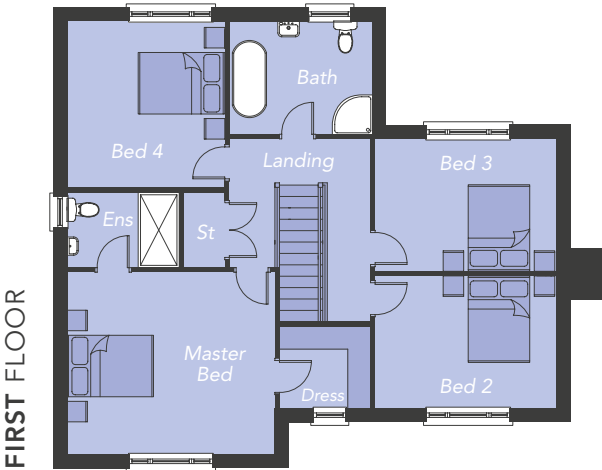
TO BALLYMONEY →



The ASHBY



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

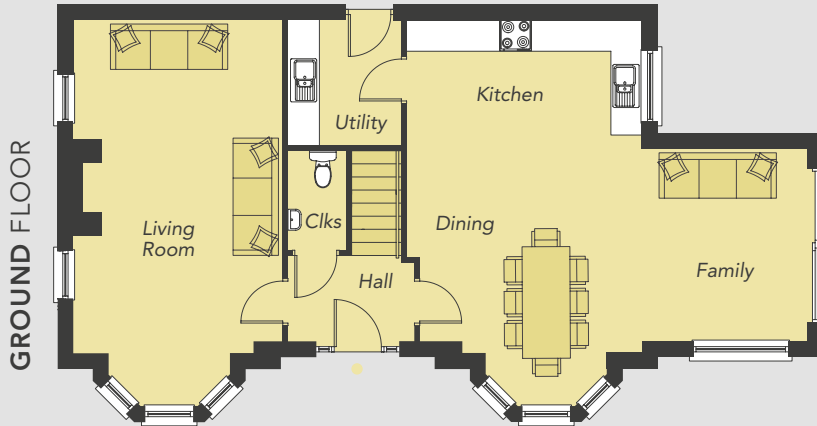
Entrance Hall	
Living	19'4" x 13'6"
Kitchen / Dining / Family	40'0" x 14'11"
Utility	8'1" x 6'8"
Cloakroom	6'6" x 3'11"

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 ft²

The BAKER



GROUND FLOOR

Entrance Hall

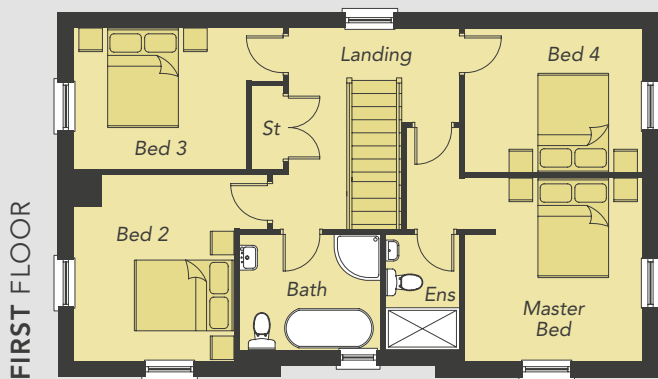
Living *Plus Bay* 20'10" x 13'1"

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"

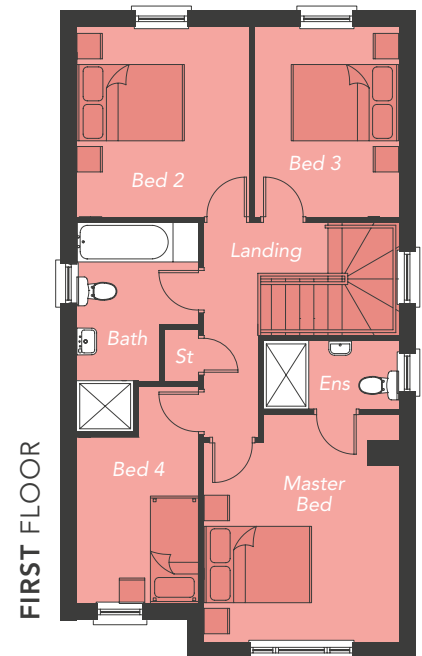
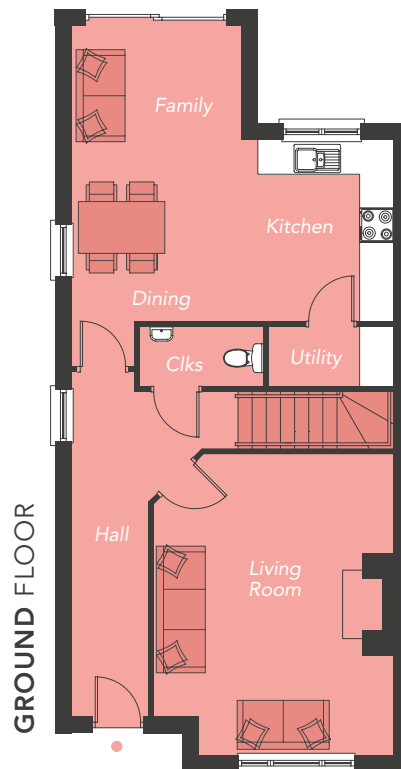
SITE NUMBER – 2

APPROXIMATE
FLOOR AREA – 1630 ft²





The CAMDEN



GROUND FLOOR

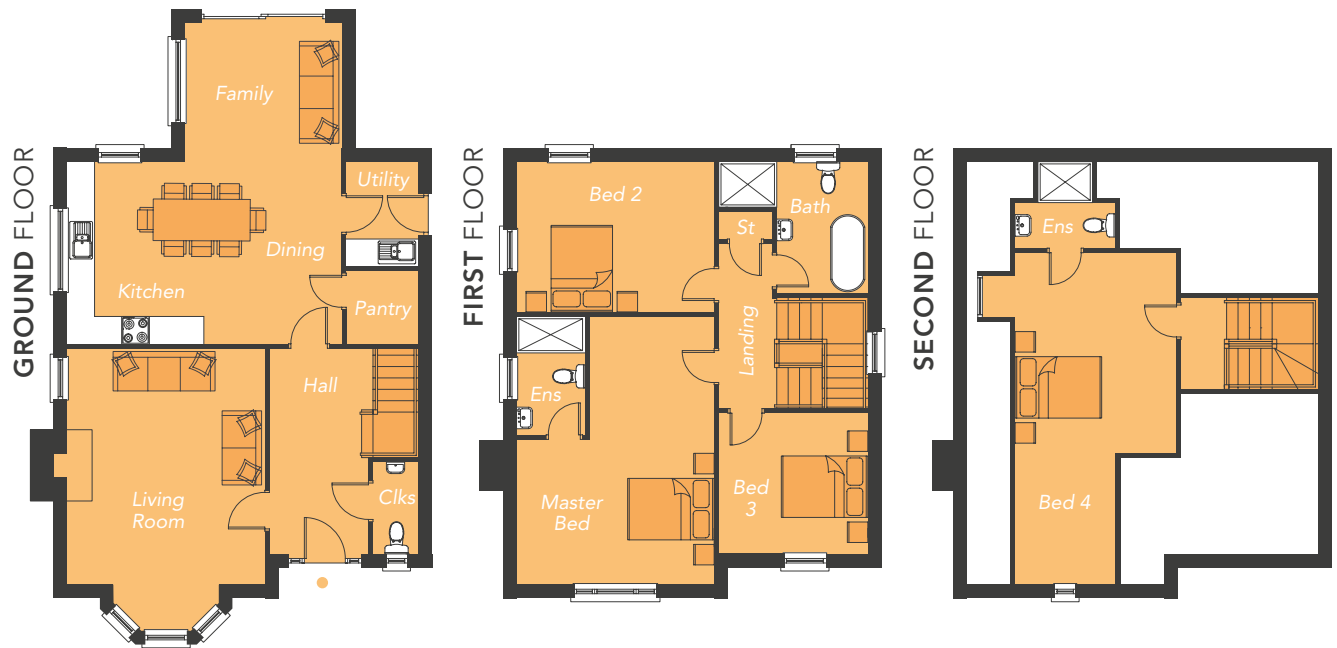
Entrance Hall	
Living	17'5" x 13'10"
Kitchen / Dining	18'8" x 10'5"
Family	9'10" x 6'7"
Utility	7'2" x 3'5"
Cloakroom	7'2" x 3'5"

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 ft²

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

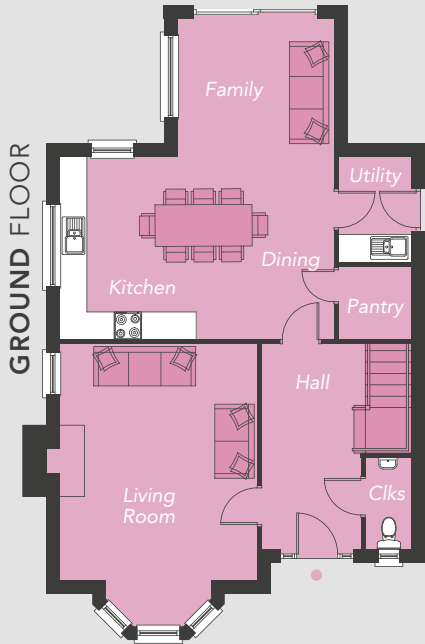
APPROXIMATE
FLOOR AREA – 1975 ft²



Computer Visual

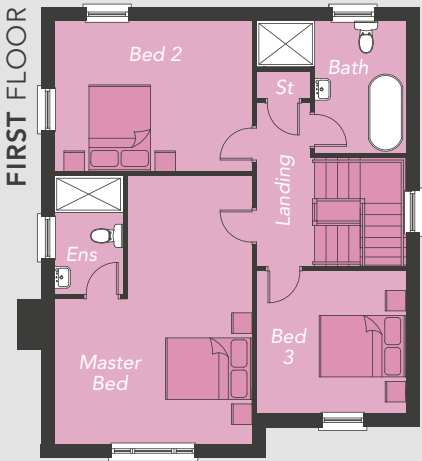


The ELMCROFT



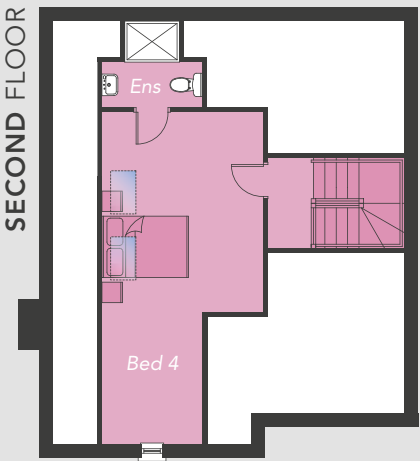
GROUND FLOOR

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"

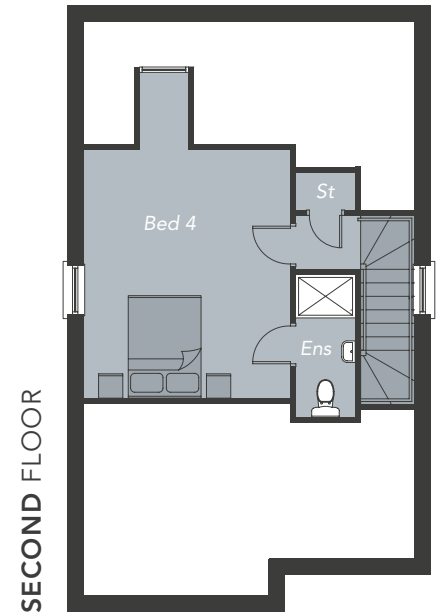
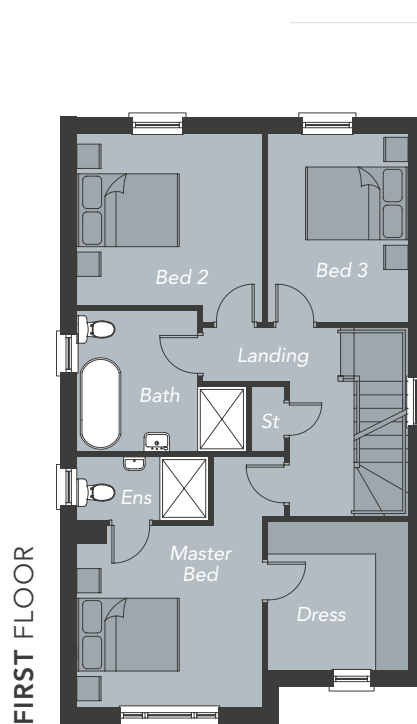
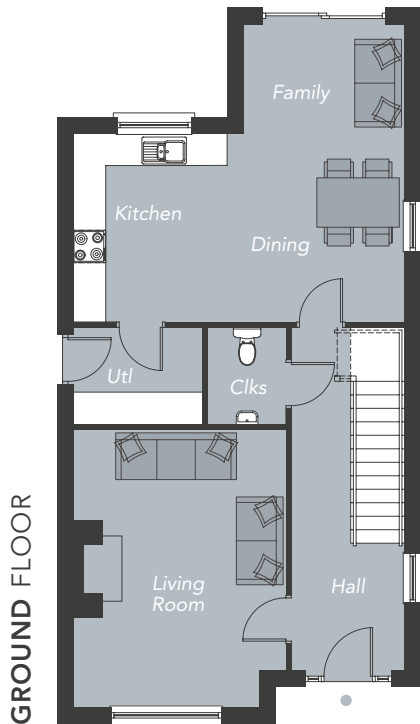


SECOND FLOOR

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

SITE NUMBERS – 6 & 20
APPROXIMATE
FLOOR AREA – 1965 ft²

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 ft²



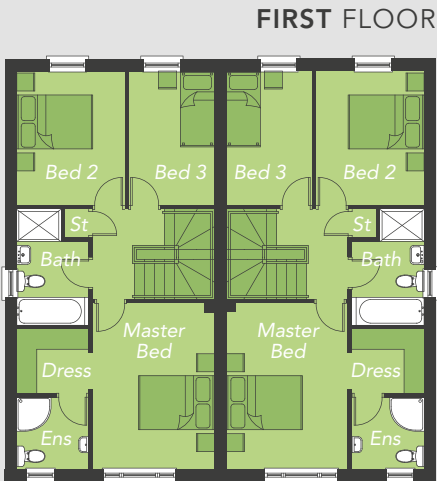


The HARLOW



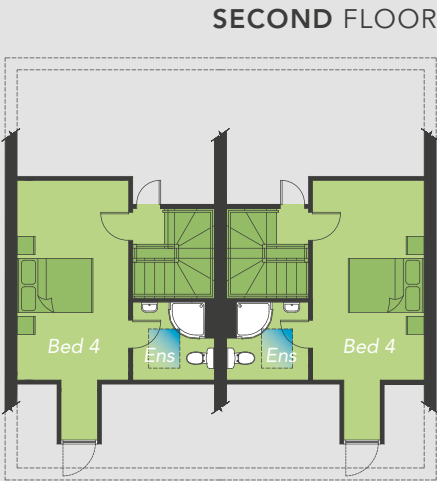
GROUND FLOOR

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"



SECOND FLOOR

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 ft²

JOINT SELLING AGENTS



64 The Promenade,
Portstewart BT55 7AF

Tel: 028 7083 2000

www.armstronggordon.com



24 New Row,
Coleraine BT52 1AF

Tel: 028 7032 8222

www.mcafeeproperties.co.uk

DEVELOPER



www.glenoakdevelopments.com



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