



DREW'S GLEN

NIBLOCK ROAD, ANTRIM

A stunning range of 3 and 4 bedroom detached
and semi-detached homes, along with thoughtfully
designed 2 bedroom apartments



TOLAND
HOUSE PROPERTIES



Contents

Welcome	4
Location & Lifestyle	5-9
Energy Efficient Homes	10-11
Specification	12-15
Personalise Your Home	16-17
Site Map	18-19
House Types	20-35



Toland House Properties

Since we began our home building journey, over 40 years ago, our focus has always been on quality, classic design and modern comfort. We thoughtfully design our developments and bespoke homes to truly stand the test of time.

We combine expert craftsmanship with exceptional quality materials, creating flexible living spaces to be cherished by young and old alike.

As a family business, our mission is to make sure you feel as connected to your new home as we are when we're building it. We, therefore, ensure our team explains everything in meticulous detail, guiding you through your home buying journey right from your initial enquiry through to moving day, and beyond.



Countryside Charm Meets Modern Living

Nestled at the edge of Antrim town, a mere 25 minutes from the heart of Belfast, we've created a unique development that allows you to seamlessly balance career, family and recreation for the very best of Northern Ireland living.

It's the exceptional mix of quality build and traditional living in a highly desirable location that lifts Drew's Glen far above the rest

Living in Antrim

Enjoy the peaceful solitude as you walk along the shores of Antrim Lough, join one of the many sports or golf clubs nearby or meet family and friends at one of the many restaurants, bars and cafes on your doorstep. And with a wealth of shopping, excellent schools and recreational facilities, there's something to make everyone feel right at home.

Featuring a range of apartment, semi-detached and detached designs with 2, 3 and 4 bedrooms, every element of your future home has been carefully considered in a location blending countryside charm with modern living.

Location Distances

Eating Out

0.7 miles	The Junction Shopping Complex
1.0 miles	Dunsilly Hotel
1.2 miles	Rococo Wine Bar
1.9 miles	Massereene Golf Club
2.3 miles	The Boathouse
2.5 miles	Top of the Town
3.0 miles	The Ramble Inn
4.8 miles	Dunadry Hotel & Gardens

Recreation

0.6 miles	Omniplex Cinema
1.7 miles	Antrim Forum Leisure Centre
1.8 miles	Allen Park Golf Club
1.9 miles	Massereene Golf Club
2.3 miles	Antrim Lough Shore Park
2.4 miles	Antrim Castle & Gardens
3.6 miles	Padel Society
6.8 miles	Templepatrick Golf Club

Retail

0.7 miles	The Junction Shopping Complex
0.6 miles	Asda Superstore
1.6 miles	Tesco Extra

Schools

0.9 miles	St Comgall's Primary School
1.0 miles	Round Tower Integrated Primary School
1.5 miles	Antrim Primary School
1.6 miles	Parkhall Integrated College
1.7 miles	Antrim Grammar School
2.2 miles	Six Mile Integrated Primary School
2.5 miles	Creavery Primary School
2.6 miles	Greystone Primary School
2.6 miles	St Joseph's Primary School
3.2 miles	Ballycraigy Primary School
10.0 miles	Slemish College



We Make the Home Buying Journey Easier than Ever

With a nod to Edwardian architecture and luscious landscaping, we have taken our time to curate a range of beautifully designed, carefully considered homes suitable for all ages and stages of life.

Our focus is on you, the purchaser, and making the process of buying your new home as enjoyable as possible. You will be invited to join us at our Marketing Suite at Drew's Glen where you will have the opportunity to personalise your new home.



Your New Home, at Your Fingertips

We have partnered with Spaciable, a personal home portal, to provide you with a 'one stop shop' source of information when you buy a new home with Toland House Properties.

With your online account, you can:

- Track the progress of your build
- Receive clear and transparent updates
- Easily access important information
- View your Home Selections



Energy Efficient Homes

At Drew's Glen we offer A-rated energy-efficient homes designed to significantly cut your utility bills.

With state-of-the-art insulation, energy-efficient appliances, and sustainable features like solar panels, living here will lead to significant annual savings on your utility costs.

Our commitment to sustainability and environmental responsibility is evident in every home we build. Each detail is meticulously crafted to minimise energy waste and reduce expenses for our homeowners.

At Drew's Glen we take pride in the quality of our turnkey homes ensuring each one meets the highest standards. Our homes come with a 10-year NHBC Buildmark Warranty (an industry-regulated insurance scheme) which includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.



Solar PV Panels

Every home at Drew's Glen comes equipped with Solar PV panels as a standard feature. The placement and quantity of panels are tailored to each home's orientation, ensuring maximum energy output while also reducing your carbon footprint. (Savings will be dependent on energy provider, tariff, house type and orientation).

Energy Efficiency at Drew's Glen

Each property has been constructed to achieve an A-rating on the BER scale, incorporating the highest standards of insulation. Our dedication to building sustainable homes extends beyond minimising environmental impact – Toland House Properties homes are designed with energy efficiency in mind offering substantial cost savings for you as the homeowner.

Green Mortgages

Equipped with features like standard solar panels – all our homes at Drew's Glen qualify for green mortgages making these properties even more appealing. On top of your monthly energy savings, green mortgages offer attractive benefits like cashback and better interest rates. Consult your financial advisor to check your eligibility and see how you can benefit.



Specification

Each home in Drew’s Glen comes with an attractive turnkey package, allowing you to move into your dream home immediately after purchase. A dedicated New Homes Coordinator will guide you through the homebuying journey, introduce you to your online account, where you can personally track the progress of your new home, and also assist with customisation.



Internal Features

A High Thermal Insulation & Energy Efficiency A Rating

All internal walls & ceilings painted in a neutral colour throughout

Painted internal doors with satin chrome ironmongery

Painted moulded skirting, architraves, stair handrails & balustrades

Comprehensive range of electrical sockets throughout, including TV and telephone points (full spec on request)

Wired for Satellite point – Sky available in all houses. Only Sky Glass available in apartments

Smoke, Heat & CO detectors as standard

Doorbell

Pre Wired for Security Alarm

Energy Efficient LED downlighting to kitchen, bathroom & ensuite

Kitchen

A choice of fully fitted kitchens (which includes door style & colour, handles, worktop & matching upstands)

Integrated appliances where applicable including gas hob, electric eye level oven, extractor hood, dishwasher, fridge freezer & washer/dryer

Heating

Gas Fired Central Heating

Energy efficient combination boiler providing instant hot water on demand

Thermostatically controlled radiators

Bathrooms, Ensuites & WCs

Contemporary white sanitary ware & chrome fittings

Chrome heated towel rail in bathroom & ensuite

Separate showers with slimline trays in main bathroom (where applicable) & ensuite

Vanity unit in main bathroom (choice of colour available)

Shaving point included

Floor Coverings & Tilings

Ceramic floor tiling to hall, kitchen/dining, bathroom, en-suite & W.C

Full height tiling to shower enclosures

Splash back tiling around bath & to all wash handbasins

Carpet & underlay to lounge, bedrooms, stairs and landings



External Features

Exterior elevation finished with brick and/or render

Low maintenance uPVC energy efficient double glazed windows (white) with lockable system (where applicable)

French style patio doors leading to garden

Feature lighting to front door

Front gardens turfed

Rear gardens top soiled & rotavated

Bitmac driveway

Paved pathway around house with 3m x 3m patio

Timber fencing to rear garden boundaries with side gate

Outdoor tap

Pre wired for Electric Vehicle Charging

Private driveway & shared landscaped space for residents

NHBC 10 Year structural warranty cover

High Thermal Insulation & Energy Efficient A Rating

Personalise Your Home

Over the years, Toland House Properties has grown to know its customers and offers the homely turnkey package as standard. However homeowners do enjoy additional comforts and Toland House Properties are pleased to offer a range of desirable, optional, extras which will allow your home to be tailored to your own taste.



Kitchen Options

Quartz Worktops: Available in various colour designs including quartz upstands, splashback surfaces and a bespoke sink selection.

High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalistic aesthetic.

Door Selection: Explore our supplier's extensive range of solid and painted doors in various colours, with a variety of door handles available.

Optimise Your Space: Customise your kitchen layout and add extra units or an elegant island. (where applicable)

Floor Options

Elevate the quality and comfort of your home by choosing from a wider selection of colours and styles to suit your personal taste, ensuring every room feels welcoming.

Alarm System

Build upon your pre-wired setup by installing an enhanced alarm system for added protection and greater peace of mind.

Car Charging Port

Start each day with a full charge using our EV charging port options providing cost-effective and convenient charging at home. Speak to your New Home Co-ordinator to discuss.

Electrical Options

Personalise your home with a range of customisable electrical features including additional sockets and TV / HDMI points and extra lights including spotlights to create the perfect ambiance, and external outlets for outdoor convenience.

Garden Paving

Make the most of your outdoor space with additional garden paving – designed to bring beauty, functionality, and versatility to your surroundings.

Selections

All selections to be made from the builder's nominated suppliers only.

All selections are from a pre-selected range and are subject to change. Personalisation requests are subject to the stage of construction otherwise our standard specification will be delivered.

To discuss a personalisation please speak to your New Homes Co-ordinator for further details.





The Barrie

3 Bed Semi-Detached
c.1023ft²



The Bennett

3 Bed Semi-Detached with
Garden Room, c.1200ft²



The Conrad

4 Bed Detached
c.1300ft²



The Gregory

4 Bed Detached
c.1311ft²



The Potter

4 Bed Semi-Detached with
Garden Room, c.1364ft²



The Shaw

4 Bed Detached with
Garden Room, c.1430ft²



The Forster Apartments

2 Bed Apartments



Ground Floor Apartments

32, 33, 36 & 37
c. 828-850ft²

First Floor Apartments

34, 35, 38 & 39
c.791-813ft²



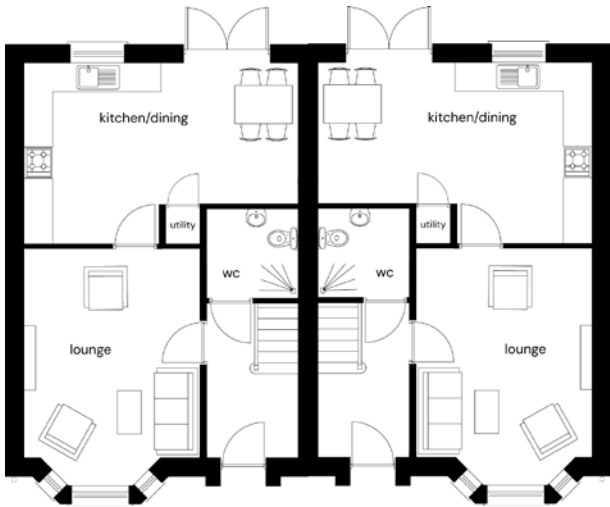
CGI is for illustration only. Render and brick versions of this house type are a feature of this development. Please check with our selling agent for clarification of your chosen plot.

The Barrie

3 Bedroom Semi-Detached
c.1023ft²

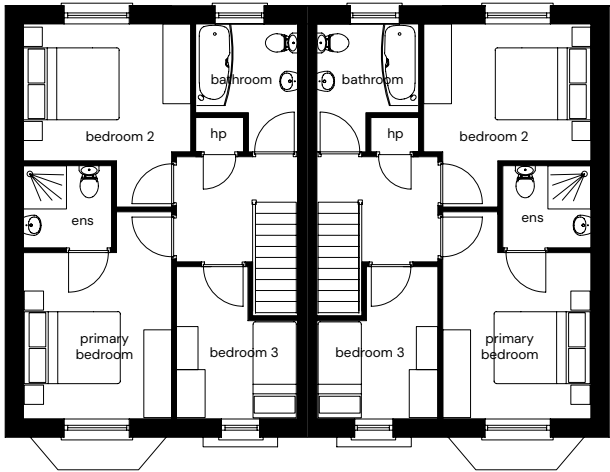
Ground Floor

Room	max. Dimensions
Kitchen/Dining	5.74m x 3.79m
Lounge	4.95m x 3.64m
Hall	3.49m x 2.00m
WC	1.60m x 2.00m
Utility Store	1.50m x 0.8m



First Floor

Room	max. Dimensions
Primary Bedroom	4.44m x 3.11m
Bedroom 2	3.73m x 3.41m
Bedroom 3	3.19m x 2.53m
Bathroom	2.54m x 2.23m
Ensuite	1.96m x 1.61m





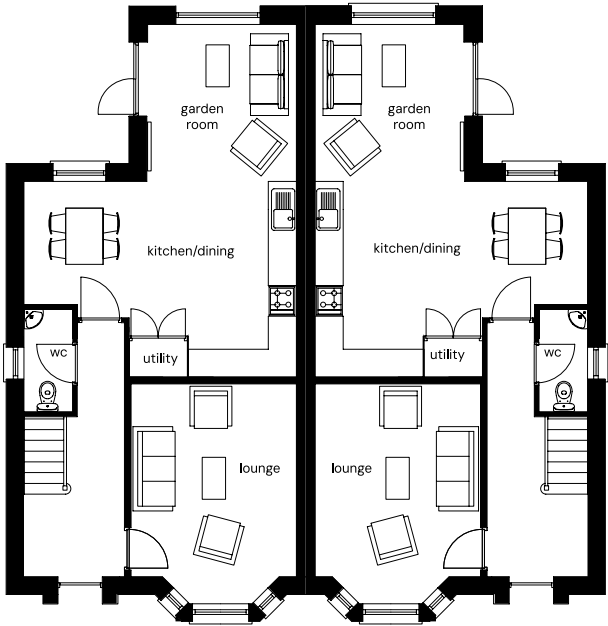
CGI is for illustration only. Render and brick versions of this house type are a feature of this development. Please check with our selling agent for clarification of your chosen plot.

The Bennett

3 Bedroom Semi-Detached
with Garden Room
c.1200ft²

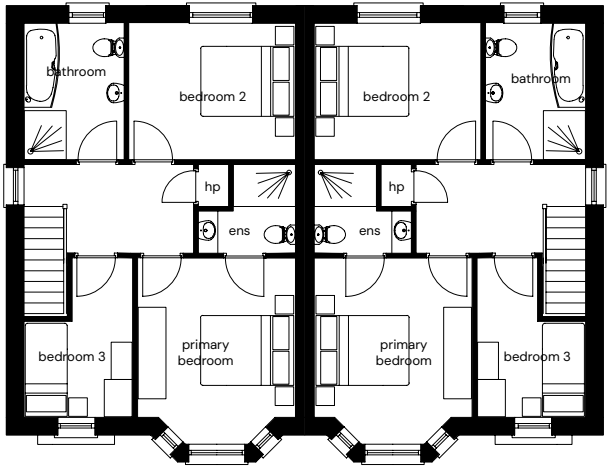
Ground Floor

Room	max. Dimensions
Kitchen/Dining	5.86m x 4.21m
Lounge	4.76m x 3.58m
Hall	5.66m x 2.17m
Garden Room	3.37m x 3.23m
Utility Store	1.21m x 0.8m
WC	1.91m x 1.03m



First Floor

Room	max. Dimensions
Primary Bedroom	4.02m x 3.39m
Bedroom 2	3.58m x 2.85m
Bedroom 3	3.44m x 2.35m
Bathroom	2.85m x 2.17m
Ensuite	2.19m x 2.00m





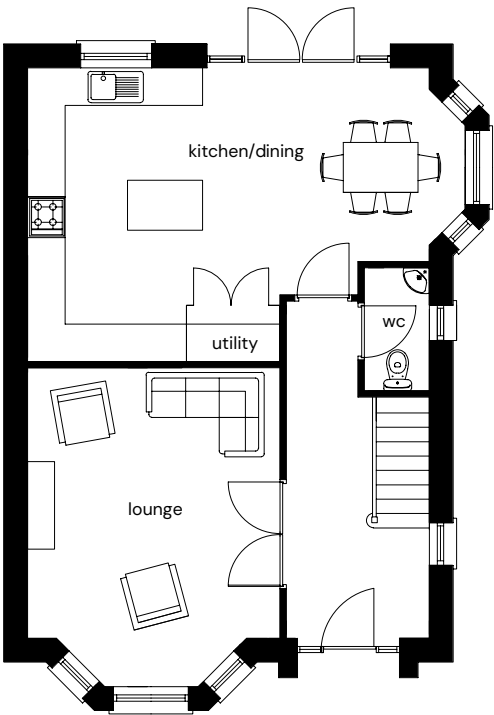
CGI is for illustration only. Handed versions of this house type are a feature of this development. Red roof tiles apply to plots 8, 20 and 21 and grey roof tiles apply to plot 25.

The Conrad

4 Bedroom Detached
c.1300ft²

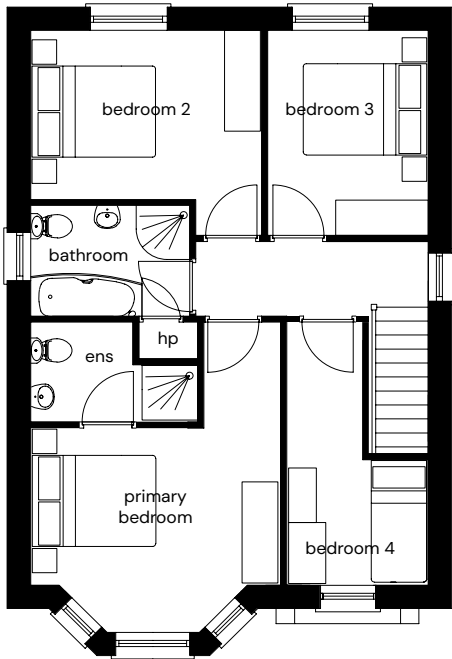
Ground Floor

Room	max. Dimensions
Kitchen/Dining	7.05m x 4.72m
Lounge	5.12m x 4.06m
Hall	5.51m x 2.31m
WC	1.96m x 1.16m
Utility Store	1.50m x 0.8m



First Floor

Room	max. Dimensions
Primary Bedroom	4.82m x 4.06m
Bedroom 2	3.77m x 3.39m
Bedroom 4	4.05m x 2.31m
Bedroom 3	3.39m x 2.60m
Bathroom	2.72m x 1.97m
Ensuite	2.72m x 1.64m



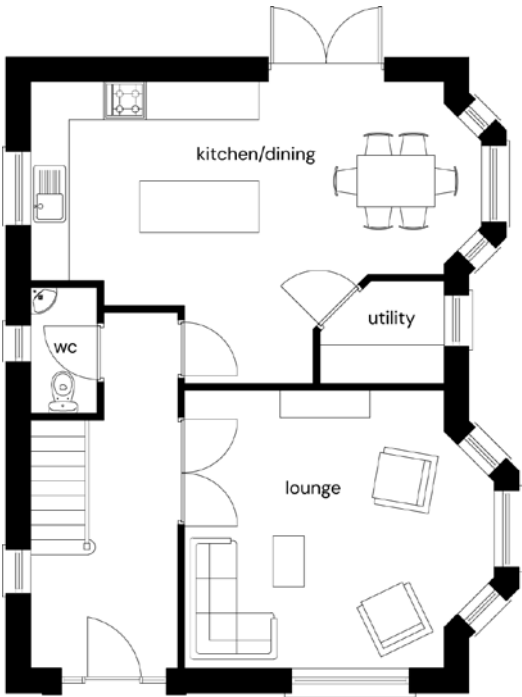


The Gregory

4 Bedroom Detached
c.1311ft²

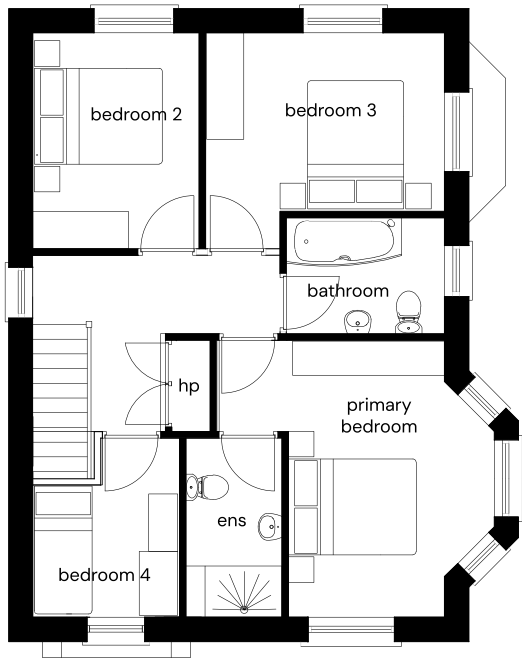
Ground Floor

Room	max. Dimensions
Kitchen/Dining	7.05m x 4.72m
Lounge	4.35m x 4.06m
Hall	5.47m x 2.31m
Utility Store	1.96m x 1.6m
WC	1.94m x 1.16m



First Floor

Room	max. Dimensions
Primary Bedroom	4.36m x 4.35m
Bedroom 2	3.75m x 3.39m
Bedroom 3	3.39m x 2.62m
Bedroom 4	2.82m x 2.31m
Bathroom	2.49m x 1.81m
Ensuite	2.8m x 1.5m





The Potter

4 Bedroom Semi-Detached
with Garden Room c.1364ft²

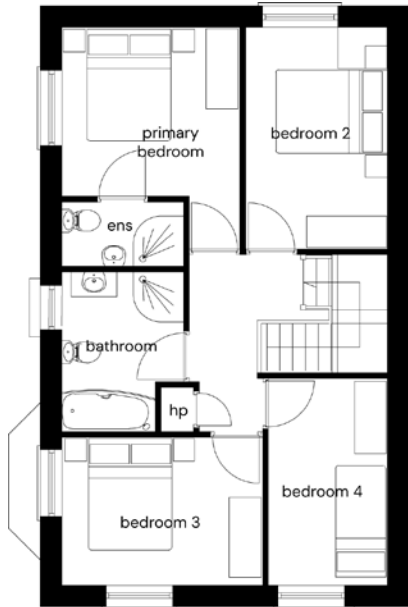
Ground Floor

Room	max. Dimensions
Lounge	6.36m x 3.60m
Kitchen/Dining	5.78m x 3.96m
Hall	4.73m x 2.22m
Garden Room	2.92m x 2.86m
Hall Store	2.22m x 0.95m
WC	1.80m x 1.00m
Utility Store	1.21m x 0.8m



First Floor

Room	max. Dimensions
Primary Bedroom	4.01m x 3.20m
Bedroom 3	4.01m x 2.48m
Bedroom 2	3.51m x 2.72m
Bedroom 4	3.65m x 2.17m
Bathroom	2.87m x 2.12m
Ensuite	2.12m x 1.27m





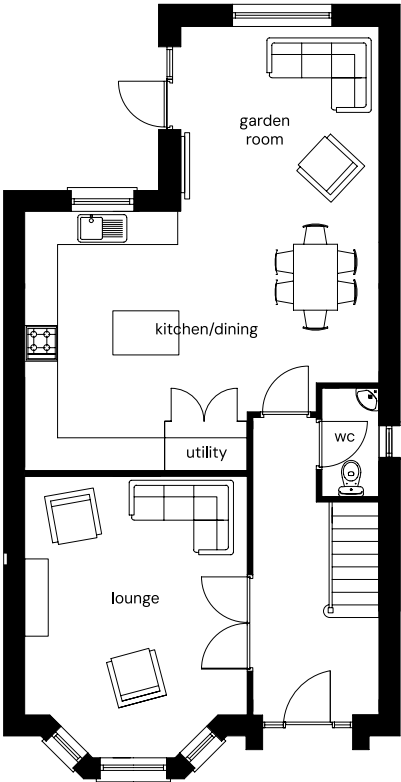
CGI is for illustration only. Handed versions of this house types are a feature of this development. Please check with our selling agent for clarification of your chosen plot.

The Shaw

4 Bedroom Detached with Garden Room c.1430ft²

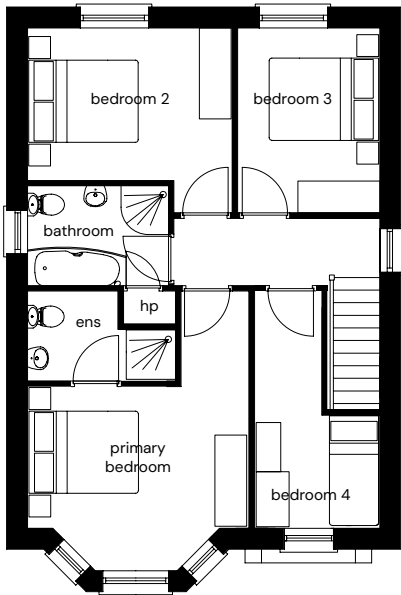
Ground Floor

Room	max. Dimensions
Kitchen/Dining	6.47m x 4.72m
Lounge	5.12m x 4.06m
Hall	5.51m x 2.31m
Garden Room	3.66m x 3.36m
WC	1.96m x 1.16m
Utility Store	1.50m x 0.8m



First Floor

Room	max. Dimensions
Primary Bedroom	4.82m x 4.06m
Bedroom 2	3.39m x 3.77m
Bedroom 4	4.05m x 2.31m
Bedroom 3	3.39m x 2.60m
Bathroom	2.72m x 1.97m
Ensuite	2.72m x 1.64m





The Forster Apartments 2 Bedroom Apartments

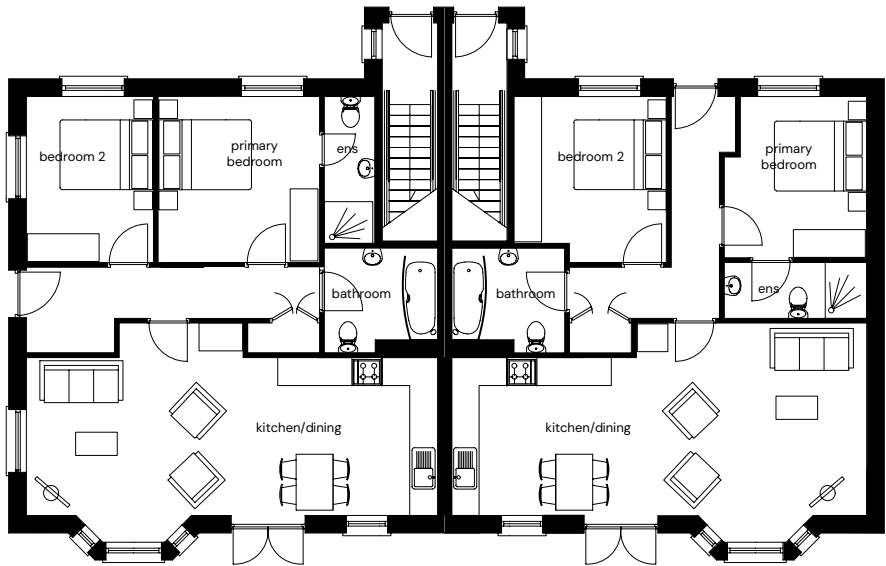
F0 Ground Floor Apartments, c.828ft²

Room	max. Dimensions
Kitchen/Dining/Living	8.89m x 4.16m
Primary Bedroom	3.60m x 3.22m
Hall	6.19m x 1.85m
Bedroom 2	3.60m x 2.87m
Bathroom	2.60m x 2.32m
Ensuite	2.92m x 1.14m

F1 Ground Floor Apartments, c.850ft²

Room	max. Dimensions
Kitchen/Dining/Living	9.11m x 4.16m
Primary Bedroom	3.60m x 3.24m
Bedroom 2	3.30m x 3.17m
Hall	7.23m x 1.04m
Bathroom	2.60m x 2.32m
Ensuite	3.17m x 1.40m

F0



F1



The Forster Apartments 2 Bedroom Apartments

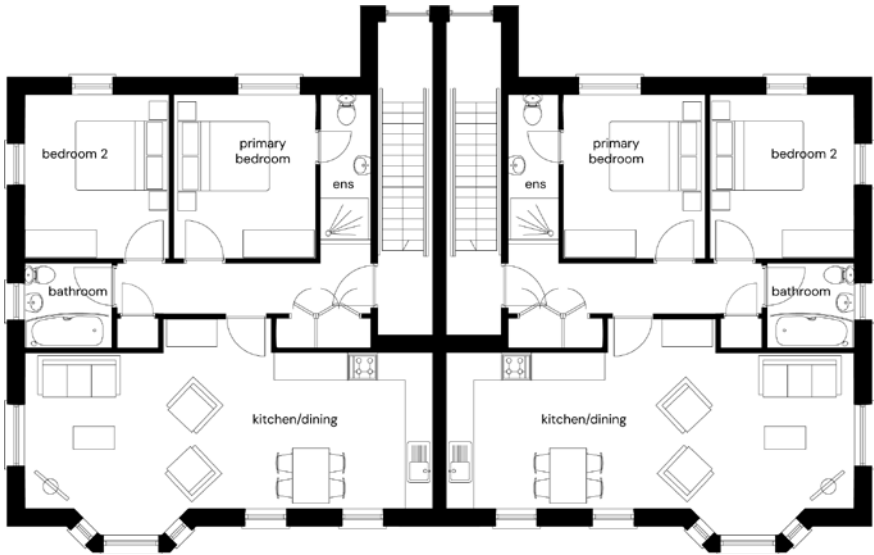
F2 First Floor Apartments, c.791ft²

Room	max. Dimensions
Kitchen/Dining/Living	8.89m x 4.16m
Bedroom 2	3.60m x 3.17m
Primary Bedroom	3.60m x 2.92m
Hall	5.39m x 1.46m
Bathroom	1.95m x 2.05m
Ensuite	3.19m x 1.14m

F3 First Floor Apartments, c.813ft²

Room	max. Dimensions
Kitchen/Dining/Living	9.12m x 4.16m
Bedroom 2	3.60m x 3.17m
Primary Bedroom	3.60m x 2.92m
Hall	5.62m x 1.46m
Bathroom	1.95m x 2.05m
Ensuite	3.19m x 1.14m

F2



F3

028 9262 8354
info@tolandhouselimited.com
www.tolandhouselimited.com



Selling Agent
028 9066 888
www.simonbrien.com

SimonBrien
NEW HOMES