

# BELLFIELD PARK\*

LURGAN ROAD • PORTADOWN

HILMARK  
HOMES



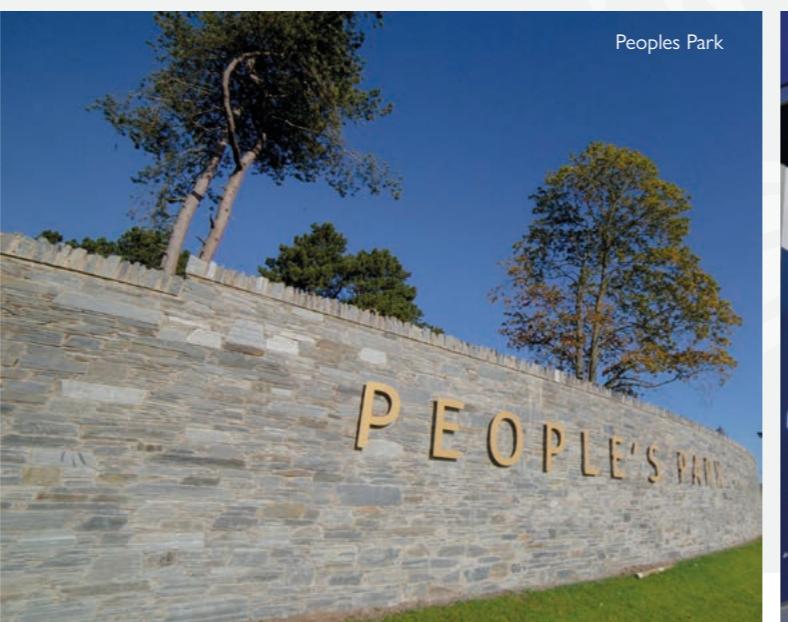
Welcome to  
**BELLFIELD PARK\***  
*Belonging  
starts here.*

**HILMARK**  
HOMES



# BELLFIELD PARK\*

*is a vibrant new collection of eyecatching 3, 4 and 5 bedroom homes perfectly located less than 1 mile from Portadown's bustling town centre.*



# A QUALITY SPECIFICATION

*bringing style & practicality*



## KITCHEN & UTILITY

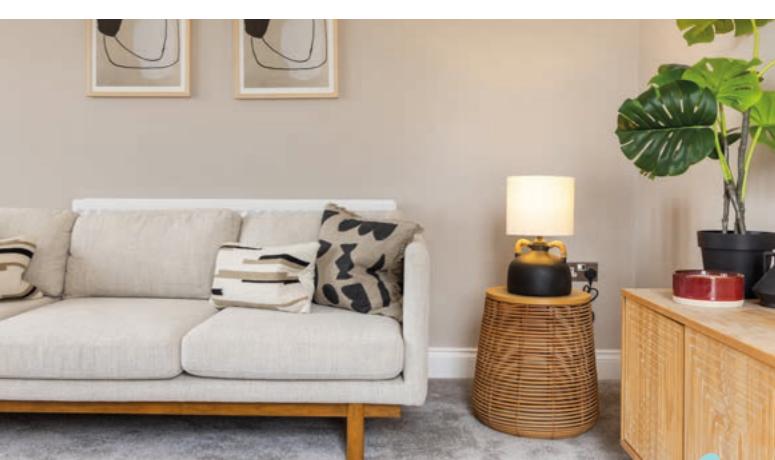
- High quality Kitchen & Utility units with soft close doors & drawers
- Choice of Kitchen & Utility door styles, colours and door handles
- Range of quartz worktops with undermounted sink in Kitchen & laminate worktop in Utility with stainless steel sink unit
- Choice of feature ceramic tiling between Kitchen units
- Porcelain floor tiling
- Integrated appliances in Kitchen to include 5 ring gas hob, extractor fan, electric oven, fridge freezer and dishwasher
- Electrical and plumbing provision for washing machine and tumble dryer in the Utility
- LED under lighting to Kitchen units
- Recessed LED down lighting to ceiling in Kitchen and pendant light fitting in the Utility

## BATHROOM, EN SUITE & WC

- Contemporary white sanitary ware to include back to wall toilet throughout & low-profile shower trays with chrome fittings
- Separate fully tiled shower enclosure with dual rain drencher shower head in Bathroom & En Suite
- Chrome towel radiators in Bathroom & En Suite
- Choice of porcelain floor tiling and partial wall tiling in Bathroom, En Suite & WC
- Recessed LED down lighting to ceiling in Bathroom & En Suite
- Pendant light fitting in WC

## INTERNAL FEATURES

- Internal decor - walls painted from a palette of selected colours (1 colour throughout), ceiling painted as standard
- Choice of stove with granite or slate hearth
- Mains supply of smoke & carbon monoxide detectors with battery backup
- Moulded skirting & architraves with painted finish
- Solid Mexicano internal doors with painted finish and quality contemporary ironmongery
- Carpets to Lounge, stairs, landing & bedrooms with high quality underlay
- Porcelain tiling in Hallway
- Comprehensive range of electric sockets, switches, TV & telephone points - prewired for BT Fibre optic
- Wiring for future satellite point
- Energy efficient Gas fired central heating
- Integral security alarm system
- Energy efficient fittings/bulbs to all rooms





These superb  
finishes are  
**JUST THE START....**

**EXTERNAL FEATURES**

- PV solar panels fitted as standard
- Timber frame construction
- Front gardens to be turfed
- Rear garden to be rotovated and seeded in next planting season (weather dependent)
- Bitmac driveway
- Tobermore pavers to front of house & contemporary stylish paving to the rear
- uPVC Anthracite framed double glazed windows and uPVC rear doors
- Composite contemporary front door with secure multi locking system
- External socket
- Outside water tap
- External lighting to front and rear doors

**WARRANTY**

- 10 year structural warranty provided by Global Homes

**MANAGEMENT COMPANY**

- A Management Company will be set up by the Developer, and each homeowner will be a member. An annual maintenance fee will be payable to the Management Company to allow for maintenance and insurance of communal amenity areas.



*Refresh.  
Revive.  
Unwind.*

# Energy savings through SOLAR TECHNOLOGY



## SOLAR ENERGY

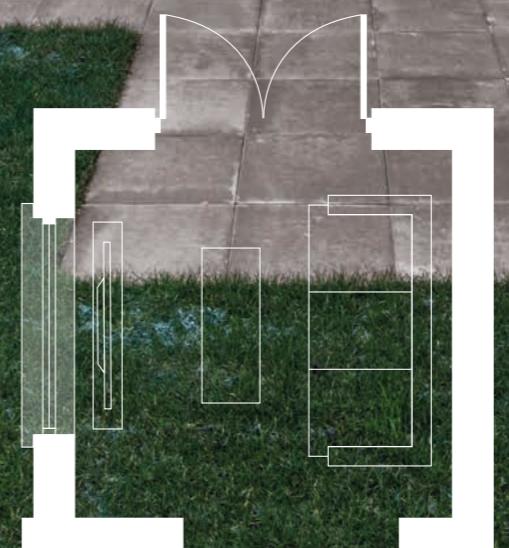
Every home at Bellfield Park will have solar panels fitted as standard. Solar panels capture the sun's energy and convert it into free, renewable, clean electricity for your home.

The placement of the panels will be tailored to the orientation of each house, ensuring maximum energy output and savings, whilst also reducing your carbon footprint.



## Garden Room\*

- Porcelain tiled floor
- Range of power sockets
- TV point
- Radiator
- Recessed LED downlights
- Double Patio Doors



\*Where applicable on selected sites  
Please refer to the selling agent and site layout.  
Note: Garden Room drawing is for illustration purposes only.  
Door and window layouts may vary.

*A thoughtfully planned  
community, designed to  
bring balance to your life*

This site layout is for illustration purposes only.  
The site layout indicates where there is planning for a garden room.

**SITE LAYOUT - KEY CODE**

<span style="background-color: orange; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE BLUESTONE</b>	5 Bed Detached Nos. 16, 46
<span style="background-color: blue; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE AINESLEY</b>	4 Bed Detached Nos. 1, 8
<span style="background-color: pink; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE ARDMORE</b>	4 Bed Detached Nos. 42, 44
<span style="background-color: purple; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE DERAMORE</b>	4 Bed Detached No. 43
<span style="background-color: teal; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE BELLAMONT (A)</b>	4 Bed Detached Nos. 4, 37, 40, 49
<span style="background-color: lightblue; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE BELLAMONT (B)</b>	4 Bed Detached Nos. 3, 50
<span style="background-color: green; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE CHARLEVILLE (A)</b>	4 Bed Detached Nos. 6, 47
<span style="background-color: pink; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE CHARLEVILLE (B)</b>	4 Bed Detached Nos. 2, 5, 7, 18, 41, 45, 48
<span style="background-color: yellow; display: inline-block; width: 15px; height: 15px;"></span>	<b>THE DAWSON</b>	3 Bed Detached Nos. 15, 17, 19



**BELLFIELD PARK\***  
*is somewhere to belong  
to thrive and to call home*

# Personalise your home with our... GET-READY-ROOM



We offer a comprehensive, modern move-in-ready specification as standard on all of our developments and Bellfield Park is no exception. We aim to provide you with the very best in terms of product quality and stylish finishes.

At Hilmark 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 the custom built GET-READY-ROOM at our Headquarters in Portadown where you will have the opportunity to personalise your new home.

At Hilmark we offer an exceptional move-in-ready finish from our Style range in your purchase price but you may want to further personalise your home with our Refine range. The Refine range does incur additional costs so you may want to have a think about any additional budget available.

Our show homes are a good way to get inspiration as they use both the Hilmark Style and Refine ranges. Please note that suppliers can vary from development to development.

**HILMARK**  
**HOMES**

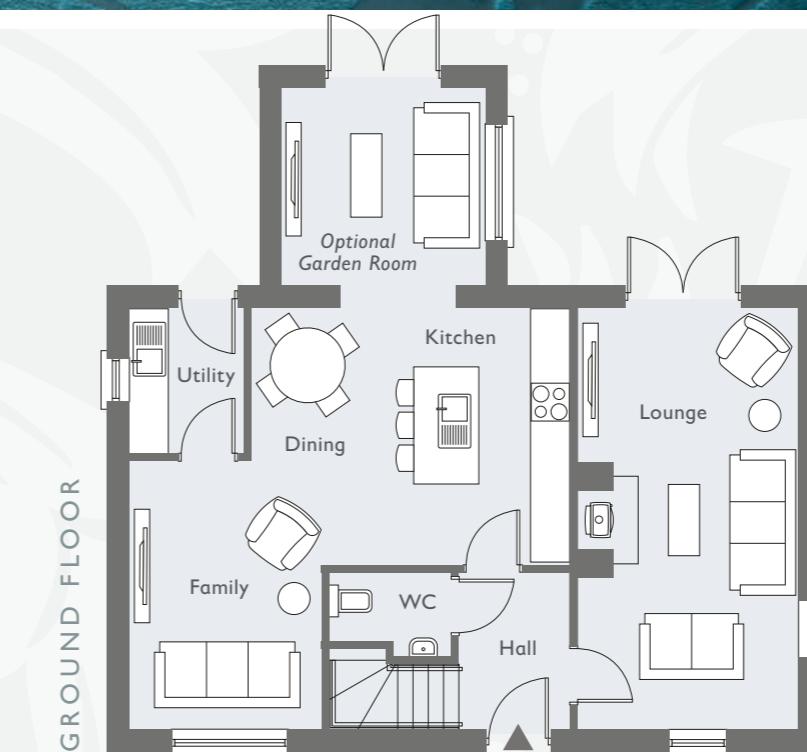




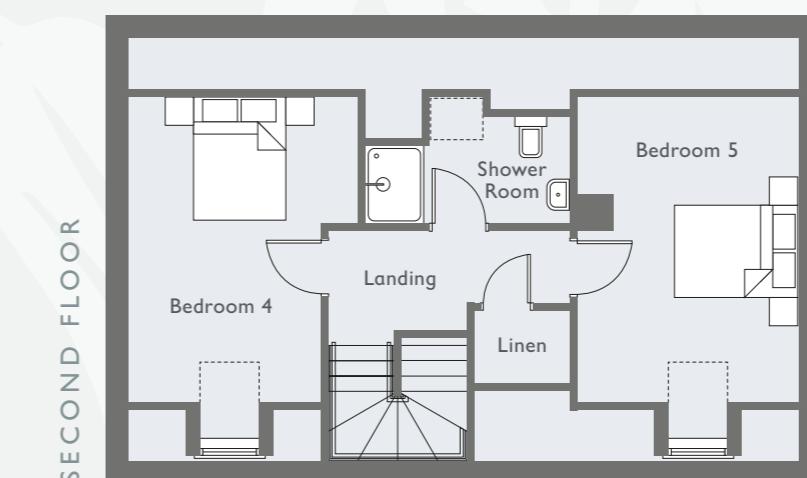
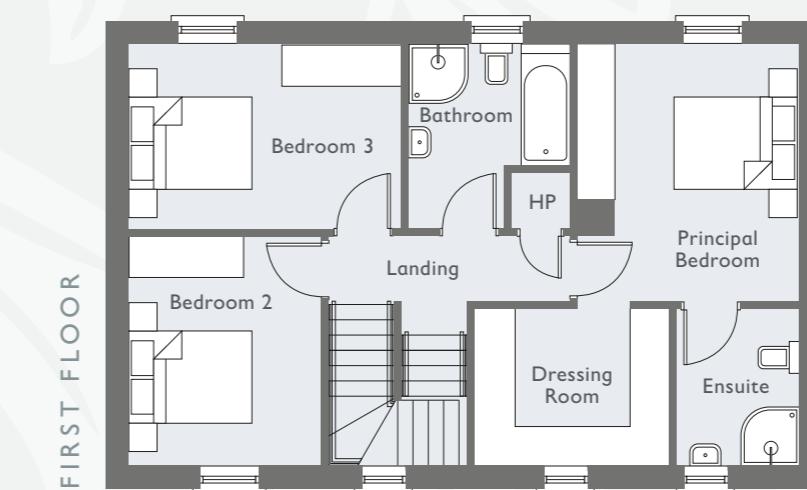
## THE BLUESTONE

### 5 BEDROOM DETACHED HOME

- SITE Nos. 16 & 46(H)
- TOTAL FLOOR AREA 1872 sq. ft. approx  
with optional garden room 1981 sq. ft. approx



NOTE: site 46 will be a handed version of the plans



GROUND FLOOR		Ft/Inch	Metres
Entrance Hall			
WC		-	-
Lounge	21'4" x 11'2"	6.48 x 3.40	
Kitchen   Dining	16'1" x 13'0"	4.90 x 3.95	
Family	13'7" x 6'2"	4.13 x 1.88	
Utility	-	-	
Optional Garden Room	10'4" x 10'0"	3.12 x 3.04	

FIRST FLOOR		Ft/Inch	Metres
Principal Bedroom	13'0" x 11'2"	3.95 x 3.40	
Ensuite			
Dressing Room	9'10" x 7'10"	2.98 x 2.40	
Bedroom 2	11'7" x 9'8"	3.52 x 2.95	
Bedroom 3	13'9" x 9'3"	4.18 x 2.83	
Bathroom	-	-	

SECOND FLOOR		Ft/Inch	Metres
Bedroom 4	15'5" x 11'6"	4.69 x 3.51	
Bedroom 5	15'5" x 11'2"	4.69 x 3.40	
Shower Room	-	-	

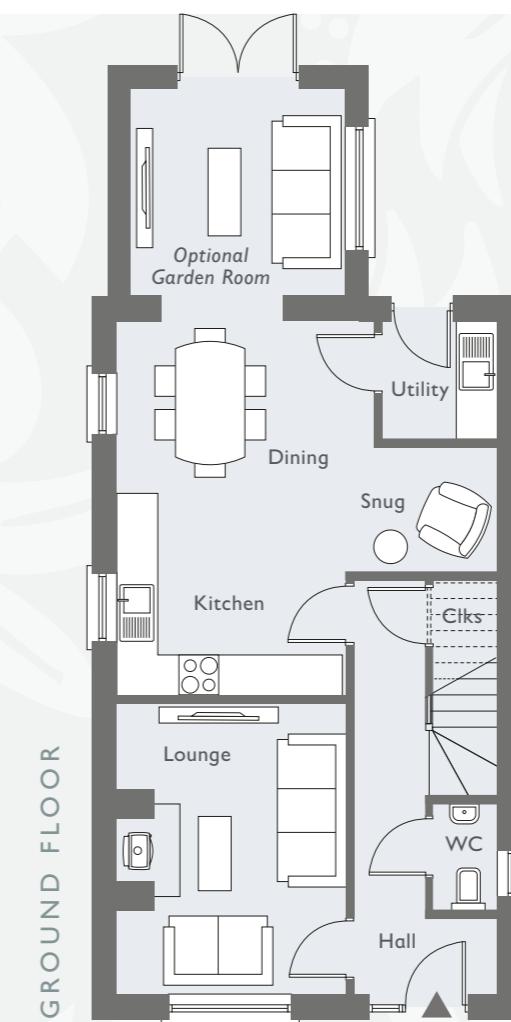
- All dimensions are taken at the widest points



## THE AINESLEY

### 4 BEDROOM DETACHED HOME

- SITE Nos. 1(H) & 8
- TOTAL FLOOR AREA 1689 sq. ft. approx  
with optional garden room 1799 sq. ft. approx

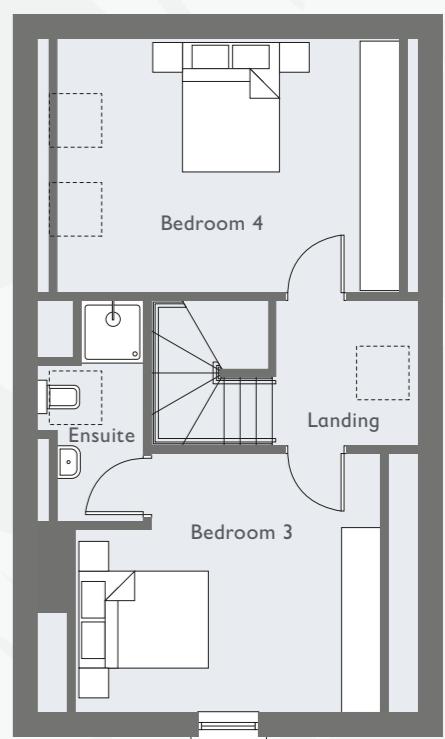
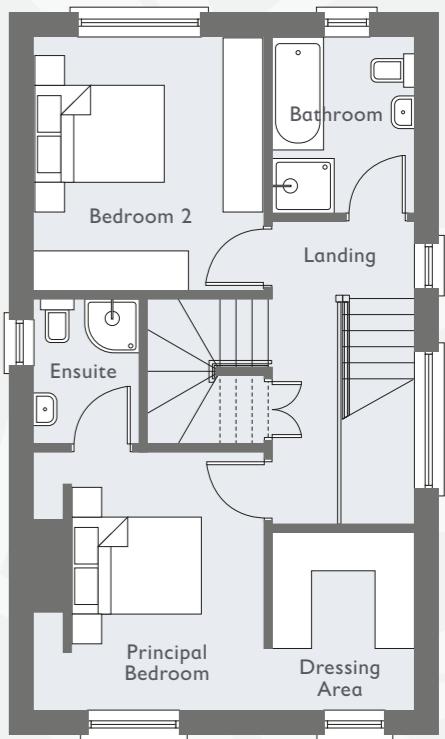


GROUND FLOOR		Ft/Inch	Metres
Entrance Hall		-	-
WC		-	-
Lounge	14'0" x 11'0"	4.25 x 3.35	
Kitchen   Dining	18'0" x 12'4"	5.47 x 3.77	
Snug	7'3" x 6'0"	2.20 x 1.82	
Utility	-	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.04	

FIRST FLOOR		Ft/Inch	Metres
Principal Bedroom	12'5" x 11'1"	3.77 x 3.37	
Ensuite	-	-	-
Dressing Area	8'6" x 6'10"	2.60 x 2.08	
Bedroom 2	12'2" x 11'1"	3.71 x 3.37	
Bathroom	-	-	-

SECOND FLOOR		Ft/Inch	Metres
Bedroom 3	14'8" x 12'5"	4.46 x 3.77	
Ensuite	-	-	-
Bedroom 4	16'5" x 12'2"	5.00 x 3.71	

- All dimensions are taken at the widest points



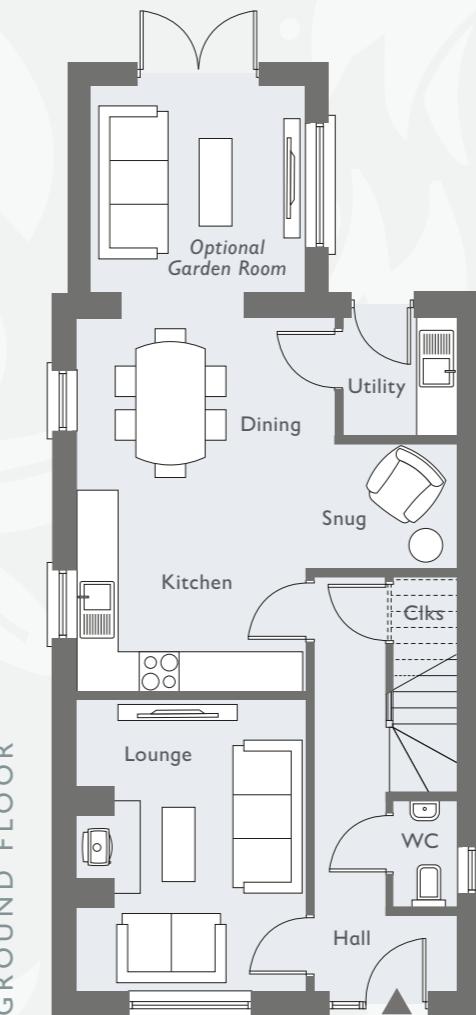
Note: Site 1 will be a hand-ed version of the plans



## THE ARDMORE

### 4 BEDROOM DETACHED HOME

- SITE Nos. 42(H) & 44
- TOTAL FLOOR AREA 1689 sq. ft. approx  
with optional garden room 1799 sq. ft. approx



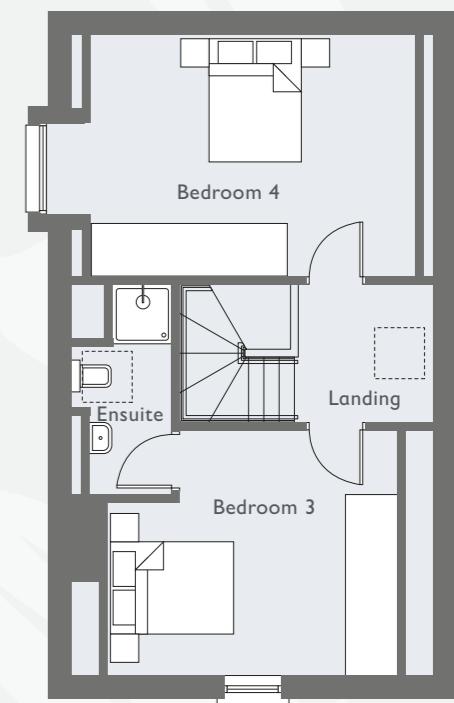
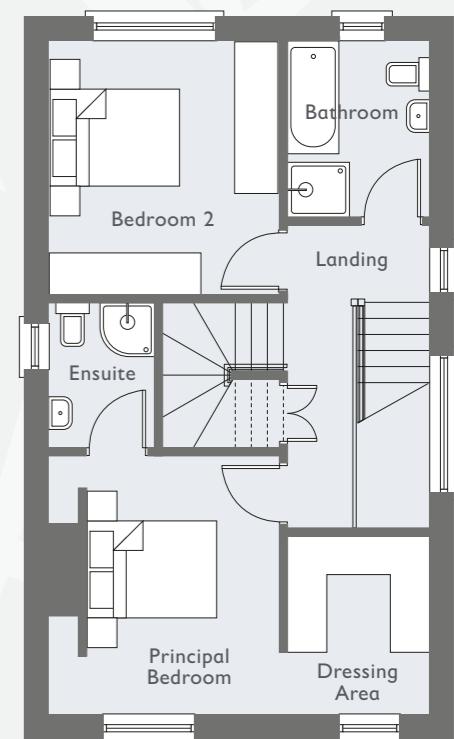
GROUND FLOOR		Ft/Inch	Metres
Entrance Hall			
WC		-	-
Lounge	14'0" x 11'0"	4.25 x 3.35	
Kitchen   Dining	18'0" x 12'4"	5.47 x 3.77	
Snug	7'3" x 6'0"	2.20 x 1.80	
Utility	-	-	
Optional Garden Room	10'4" x 10'0"	3.13 x 3.04	

FIRST FLOOR		Ft/Inch	Metres
Principal Bedroom	12'5" x 11'1"	3.77 x 3.37	
Ensuite	-	-	
Dressing Area	8'6" x 6'10"	2.60 x 2.08	
Bedroom 2	12'2" x 11'1"	3.71 x 3.37	
Bathroom	-	-	

SECOND FLOOR		Ft/Inch	Metres
Bedroom 3	14'8" x 12'5"	4.46 x 3.77	
Ensuite	-	-	
Bedroom 4	16'5" x 12'2"	5.00 x 3.71	

- All dimensions are taken at the widest points

NOTE: site 42 will be a handed version of the plans

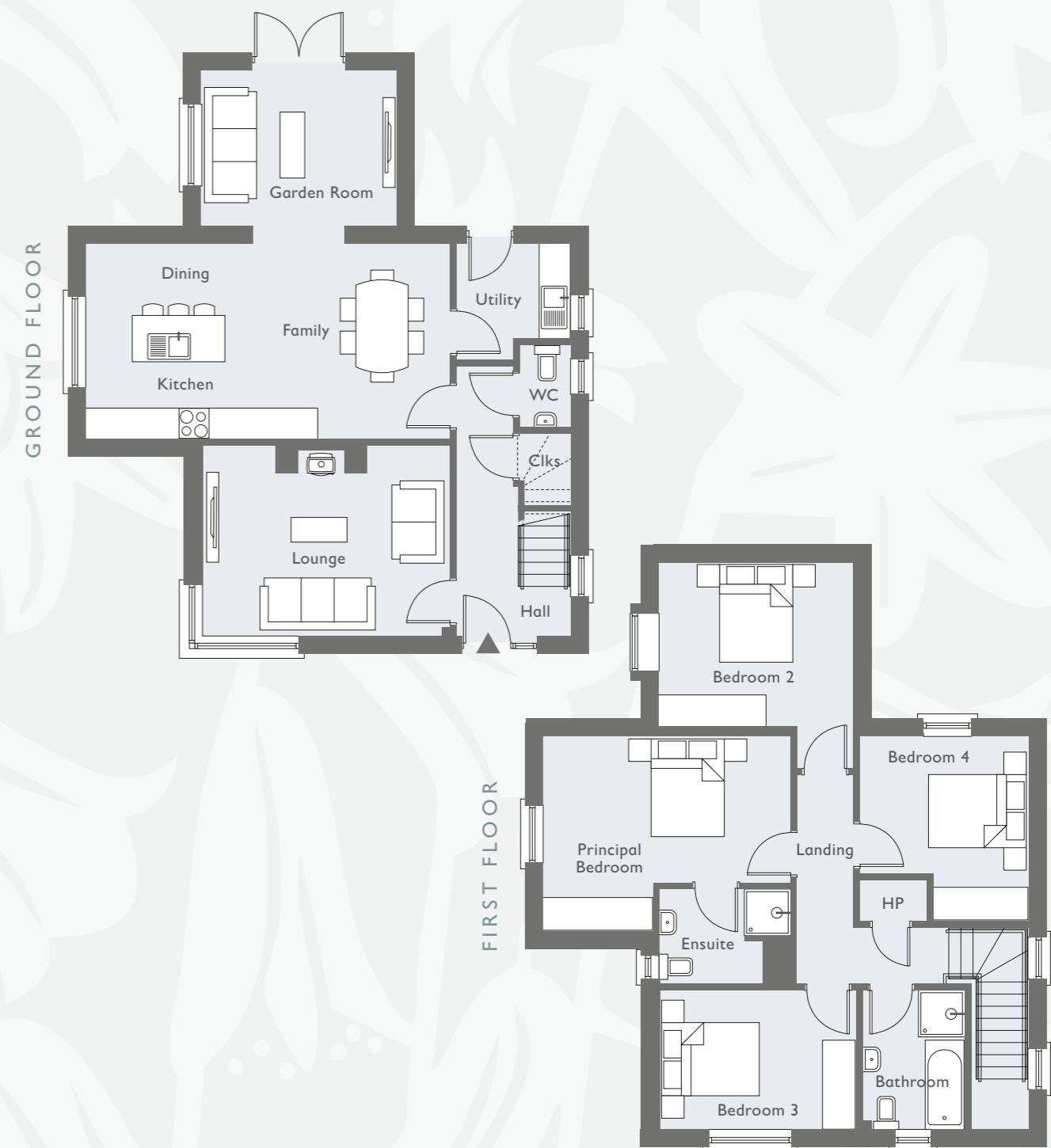




## THE DERAMORE

### 4 BEDROOM DETACHED HOME

- SITE No. 43
- TOTAL FLOOR AREA 1619 sq. ft. approx



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	15'9" x 12'2"	4.80 x 3.70
Kitchen   Dining   Family	23'3" x 12'4"	7.07 x 3.77
Utility	-	-
Garden Room	12'4" x 10'0"	3.77 x 3.02

- All dimensions are taken at the widest points

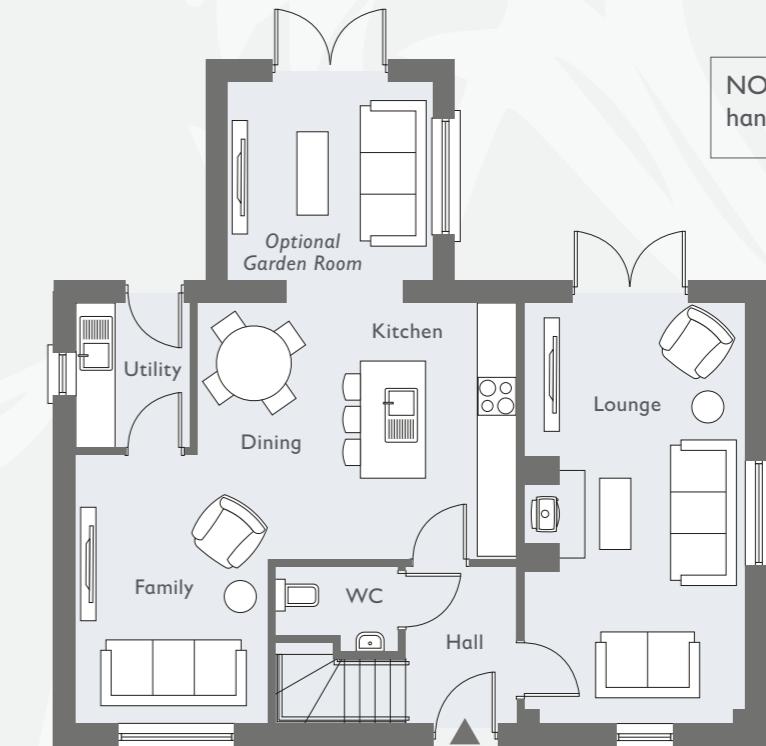
FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	15'9" x 12'2"	4.80 x 3.75
Ensuite	-	-
Bedroom 2	13'8" x 10'5"	4.17 x 3.17
Bedroom 3	12'7" x 8'10"	3.83 x 2.68
Bedroom 4	11'9" x 8'10"	3.57 x 2.69
Bathroom	-	-



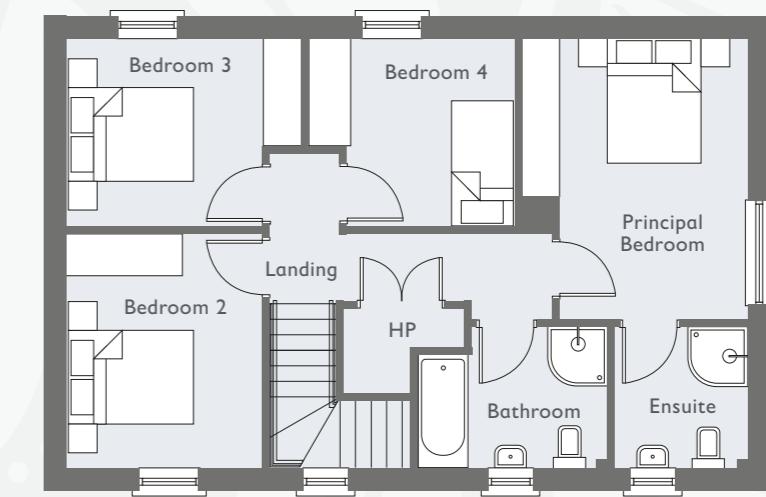
## THE BELLAMONT (A)

### 4 BEDROOM DETACHED HOME

- SITE Nos. 4, 37, 40(H), 49(H)
- TOTAL FLOOR AREA 1434 sq. ft. approx  
with optional garden room 1543 sq. ft. approx



NOTE: sites 40 and 49 will be handed versions of the plans



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	21'4" x 11'2"	6.48 x 3.40
Kitchen   Dining	16'1" x 13'0"	4.90 x 3.95
Family	13'7" x 6'2"	4.13 x 1.88
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.12 x 3.04

- All dimensions are taken at the widest points

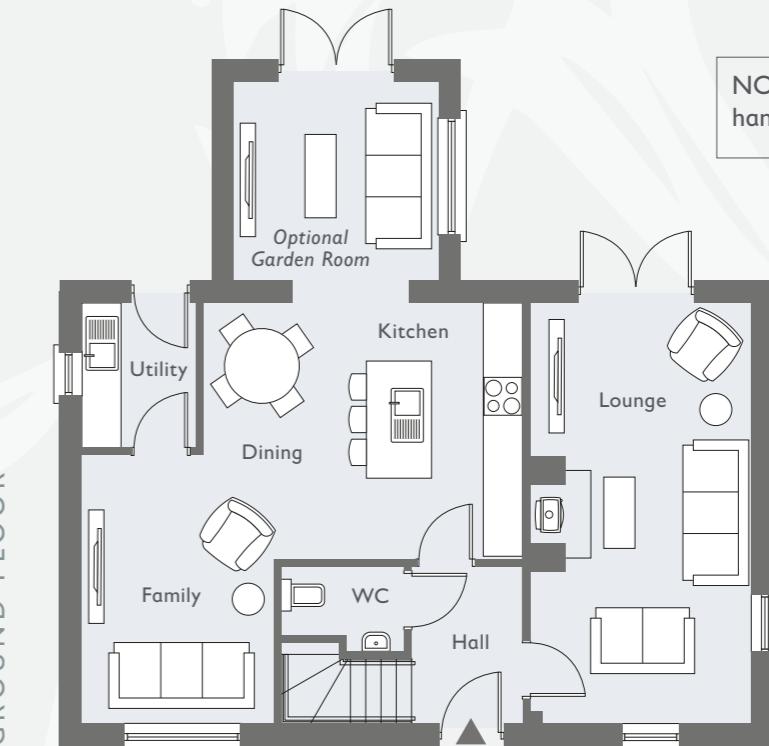
FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	14'0" x 11'2"	4.23 x 3.40
Ensuite	-	-
Bedroom 2	11'7" x 9'8"	3.52 x 2.95
Bedroom 3	11'7" x 9'3"	3.53 x 2.83
Bedroom 4	10'3" x 9'3"	3.12 x 2.83
Bathroom	-	-



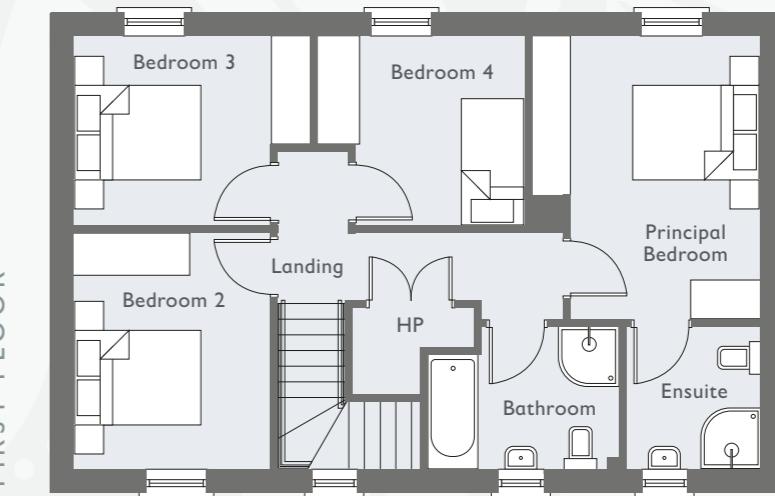
## THE BELLAMONT (B)

### 4 BEDROOM DETACHED HOME

- SITE Nos. 3, 50(H)
- TOTAL FLOOR AREA 1434 sq. ft. approx  
with optional garden room 1543 sq. ft. approx



NOTE: Site 50 will be a handed version of these plans



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	21'4" x 11'2"	6.48 x 3.40
Kitchen   Dining	16'1" x 13'0"	4.90 x 3.95
Family	13'7" x 6'2"	4.13 x 1.88
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.12 x 3.04

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	14'0" x 11'2"	4.23 x 3.40
Ensuite	-	-
Bedroom 2	11'7" x 9'8"	3.52 x 2.95
Bedroom 3	11'7" x 9'3"	3.53 x 2.83
Bedroom 4	10'3" x 9'3"	3.12 x 2.83
Bathroom	-	-

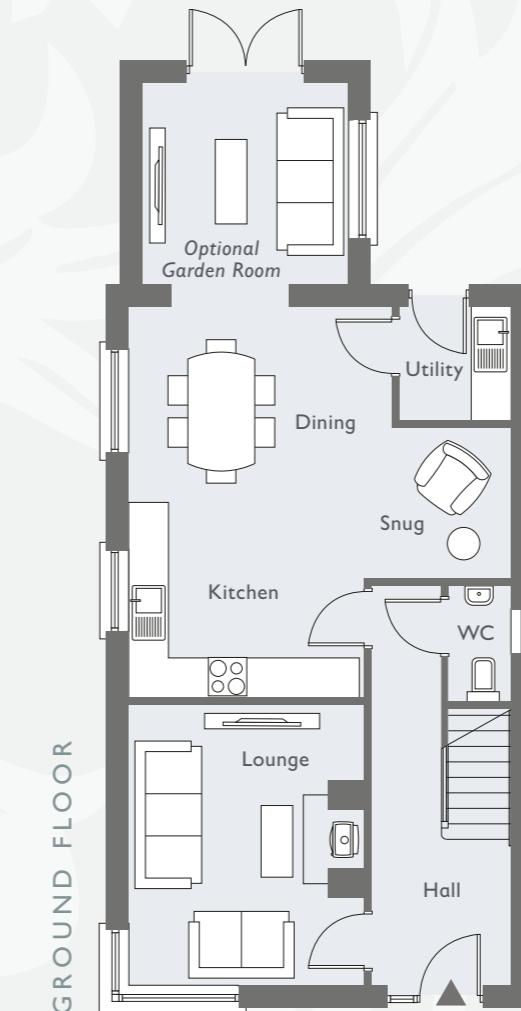
- All dimensions are taken at the widest points



## THE CHARLEVILLE (A)

### 4 BEDROOM DETACHED HOME

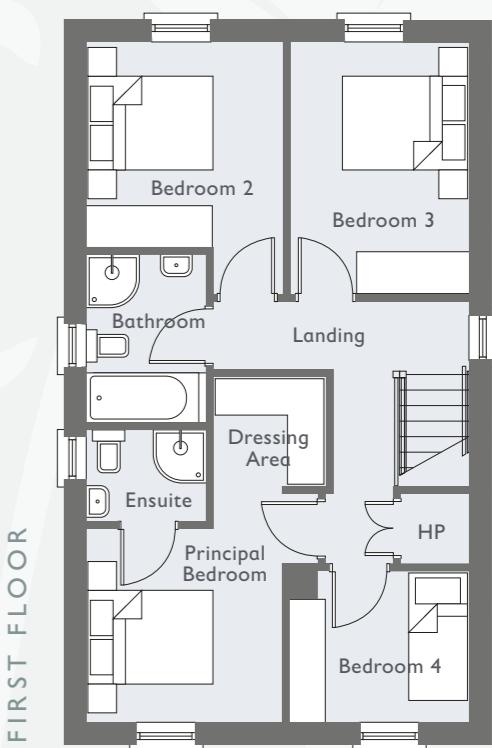
- SITE Nos. 6(H) & 47
- TOTAL FLOOR AREA 1284 sq. ft. approx  
with optional garden room 1394 sq. ft. approx



GROUND FLOOR

	FT/INCH	METRES
Entrance Hall		
WC	-	-
Lounge	14'0" x 11'9"	4.25 x 3.57
Kitchen   Dining	19'5" x 13'1"	5.92 x 3.99
Snug	7'6" x 5'11"	2.28 x 1.80
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.02

- All dimensions are taken at the widest points



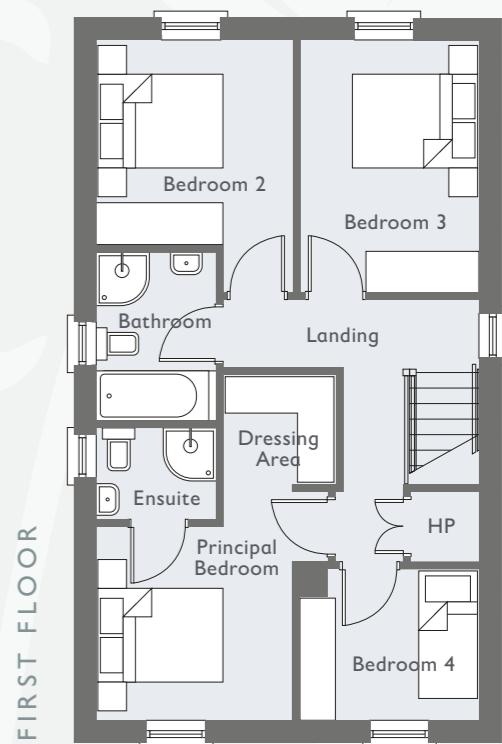
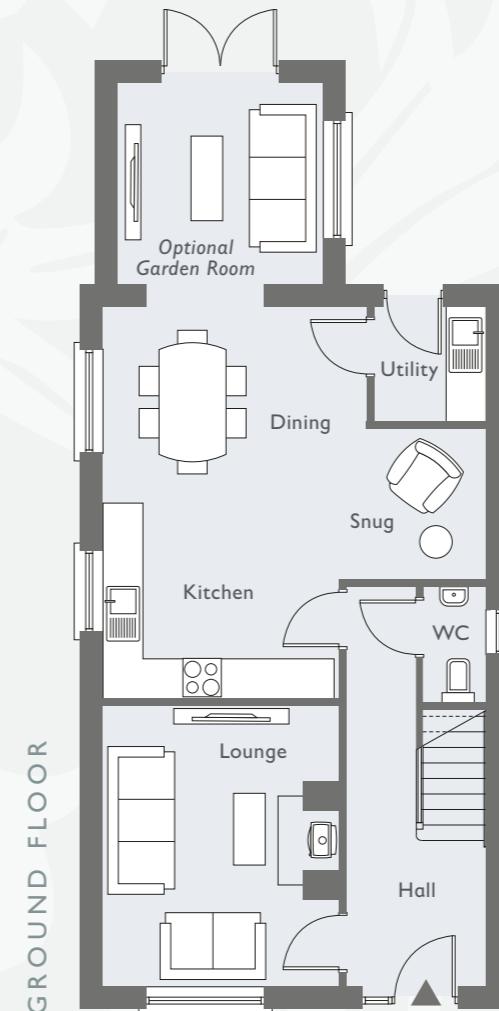
FIRST FLOOR

	FT/INCH	METRES
Principal Bedroom	11'4" x 9'9"	3.46 x 2.97
Dressing Area	5'7" x 5'5"	1.69 x 1.65
Ensuite	-	-
Bedroom 2	12'6" x 9'9"	3.80 x 2.98
Bedroom 3	12'6" x 8'10"	3.80 x 2.69
Bedroom 4	8'10" x 7'6"	2.70 x 2.29
Bathroom	-	-



SITE Nos. 18, 41(H), 45(H)

Note: sites 7, 41, 45 and 48 will be handed versions of the plans



## THE CHARLEVILLE (B)

### 4 BEDROOM DETACHED HOME

- SITE Nos. 2, 5, 7(H), 18, 41(H), 45(H), 48(H)
- TOTAL FLOOR AREA 1284 sq. ft. approx  
with optional garden room 1394 sq. ft. approx



SITE Nos. 5, 7(H), 48(H)

SITE No. 2

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall		
WC	-	-
Lounge	14'0" x 11'9"	4.25 x 3.57
Kitchen   Dining	19'5" x 13'1"	5.92 x 3.99
Snug	7'6" x 6'0"	2.28 x 1.80
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.02

- All dimensions are taken at the widest points

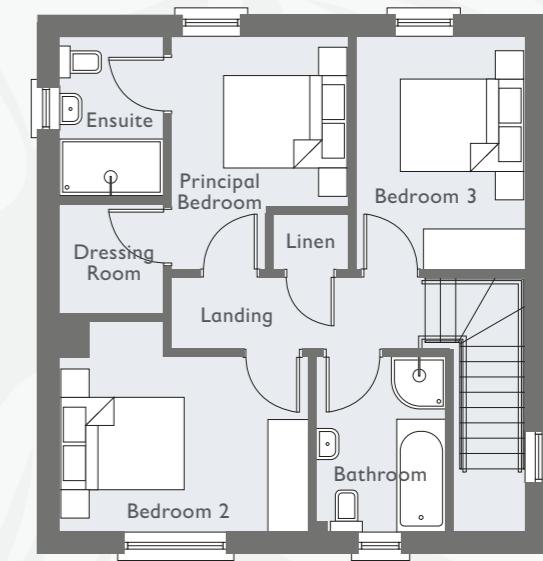
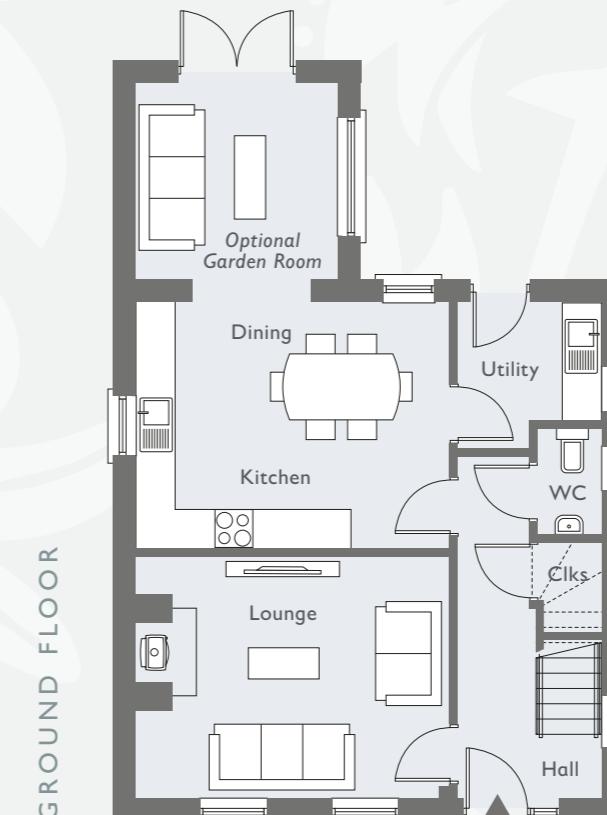
FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'4" x 9'9"	3.46 x 2.97
Dressing Area	5'7" x 5'5"	1.69 x 1.65
Ensuite	-	-
Bedroom 2	12'6" x 9'9"	3.80 x 2.98
Bedroom 3	12'6" x 8'10"	3.80 x 2.69
Bedroom 4	8'10" x 7'6"	2.70 x 2.29
Bathroom	-	-



## THE DAWSON

### 3 BEDROOM DETACHED HOME

- SITE Nos. 15, 17 & 19
- TOTAL FLOOR AREA 1168 sq. ft. approx  
with optional garden room 1277 sq. ft. approx



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	15'10" x 12'2"	4.82 x 3.70
Kitchen   Dining	15'10" x 12'4"	4.82 x 3.77
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.02

- All dimensions are taken at the widest points

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'9" x 8'11"	3.57 x 2.71
Ensuite	-	-
Dressing Room	5'6" x 5'3"	1.65 x 1.60
Bedroom 2	12'7" x 10'7"	3.83 x 3.23
Bedroom 3	11'9" x 8'6"	3.57 x 2.59
Bathroom	-	-



# ENJOY LIVING

*in a place where everything you need is close by!*

From fresh veg and locally reared meat, to supermarkets, high street retailers, schools, parks, coffee shops and restaurants, all the essentials of daily living are within easy reach of Bellfield Park.

## EVERYDAY IS SCHOOL DAY!

Craigavon Senior High	0.3 mile
Southern Regional College	0.3 mile
Seagoe Primary School	0.4 mile
Killicomaine Junior High	0.4 mile
Portadown Int. Primary School	0.5 mile
Bocombra Primary School	0.6 mile
Portadown College	1.0 mile
Presentation Primary School	1.6 miles
Millington Primary School	1.9 miles
Clounagh Junior High	2.1 miles
Ballyoran Primary School	2.1 miles
St. John's Primary School	2.3 miles
Naiscoil Na Banna	2.4 miles
St. John The Baptist College	2.6 miles
St. Ronan's College	4.0 miles
Richmount Primary School	4.4 miles
Lurgan College	5.0 miles

## RECREATION AND LEISURE

Portadown RFC	0.6 mile
Portadown Tennis Club	0.7 mile
Edenvilla Sports Pitches	0.7 mile
Peoples Park	1.5 miles
Portadown FC	2.2 miles
South Lake Leisure Centre	2.3 miles
Portadown Golf Club	2.7 miles
Tannaghmore Gardens	4.2 miles
Craigavon Golf & Ski	5.1 miles
Kinnego Marina	5.8 miles
Oxford Island	7.0 miles

## WINING AND DINING

Seagoe Hotel	0.1 mile
Zio	1.4 mile
The Oak	1.4 miles
Charlie McKevers	1.5 miles
Gaynors	1.5 miles
Star Of India	1.5 miles
Bennetts	1.5 miles
Maisies	1.5 miles
Air Artisan Italian	1.5 miles

## RETAIL THERAPY

Asda Superstore	1.0 mile
High Street Mall	1.4 miles
Meadows Shopping Centre	1.9 miles
Rushmere Shopping Centre	1.9 miles



## HILMARK HOMES

[hilmarkhomes.com](http://hilmarkhomes.com)



Joint Selling Agents

**Hannath®**

**028 3839 9911**

[hannath.com](http://hannath.com)



**JOYCE CLARKE**

TAKING YOU HOME

**028 3833 1111**

[joyceclarke.team](http://joyceclarke.team)

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**B L O C K**  
creative property marketing