

BOWENS COURT
LURGAN

4 BEDROOM DETACHED
& SEMI DETACHED HOMES

BOWENS LANE
BOWENS MEADOW
BOWENS MEWS
BOWENS COURT

From:
On To:
Through:
Through to:

**HILMARK
HOMES**

BOWENS COURT

LURGAN

LOVE

LIVE

GROW





Brownlow House, Lurgan



The Developer

Since our beginning in 2000, Hilmark Homes has always put you, the homeowner, first.

We are known for our sharp eye for detail, for using local skilled craftsmen and carefully selected materials, and for letting you add your own personal touch.

With developments in counties Antrim, Down and Armagh, our

The Location

A Lurgan home at Bowens Court is more than just a home, it's an opportunity to live life to the fullest in a place where legends were made.

Located near the southeastern shores of Lough Neagh and Oxford Island, Lurgan, and the surrounding area of scenic County Armagh, offers a diverse range of activities and amenities to suit every lifestyle.

You can stroll along the distinct Market Street filled with food and fashion shopping.

hands-on experience ensures that your home is not only beautiful and distinct, but that it makes the most of its location and stands the test of time.

Most of all, we promise that your Hilmark home will always be unique, always considered, and always built for you.

The town is also home to the heart-pounding Lurgan Park Rally and a wealth of other sport and club activities including, tennis, cricket, cycling, rugby, just to name a few, and is only minutes away from the Craigavon Golf and Ski Centre.

Bowens Court sits neatly between several excellent schools, and you'll find easy access to train lines, bus routes and the motorway.

It's the perfect place to call home!



Your Hilmark Homes Finish

At Hilmark Homes we offer an exceptional move-in-ready finish included in the purchase price for each and every home. There are two options when buying a Hilmark Home, an 'I'm Ready Home' and a 'Move-In Ready Home'

I'm Ready Home

Our design team has carefully pre-selected the finishes for this property to ensure the quickest completion date. They will take into consideration lifestyle, light and current trends. Please note that no changes can be made as all finishes will be preordered.

Move-In Ready Home

Meet our design consultant at our Get Ready Room in Portadown

Monday to Friday between 9am and 5pm. Our design consultant will guide you through the selection process to show you options from our select range. You may want to further personalise your home with our Refine range. The Refine range does incur additional costs which cannot be included in your mortgage application so you may want to have a think about any additional budget you want to spend before coming to your appointment.

Please refer to our website which will give more information on which plots are 'I'm Ready' or 'Move-In Ready'.

Specification

As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of Bowens Court offers the very best in terms of quality products and stylish finishes.

Kitchens & Utility Rooms

- High quality units with choice of soft close drawer, door styles and colours. Choice of worktop and handle
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Integrated washing machine in kitchen where there is no utility room
- LED lighting to underside of kitchen units
- Recessed LED down lighters to kitchen ceiling
- Plumbing and electric supply for washing machine in utility room

Internal Features

- Internal décor, walls and ceilings painted 1 colour from palette of colours
- Multi fuel Stove with hearth
- Mains supply smoke, heat and Carbon Monoxide detectors
- Moulded skirting and architraves
- Painted internal doors with chrome ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for future satellite point
- Natural gas central heating with zoned heating and a highly energy efficient gas boiler
- Pressurised hot water system
- Integral Alarm System
- High thermal insulation and energy efficiency rating

Additional Info

- Additional options from the Refine range may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the required stage of construction. This specification is for guidance only and may be subject to variation. Although Hilmark Homes take extreme care to ensure that all information given in this document is accurate, the contents do not form part of, constitute a representation, warranty, or part of, any contract. Hilmark Homes maintain the right to alter or amend any details should we require to do so.

Bathrooms, En-suites & WC's

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled Shower with separate enclosure
- Heated chrome towel radiator to main bathroom and ensuite
- LED recessed downlighters to main bathroom and ensuite

Floor Coverings & Tilings

- Ceramic wall tiling between kitchen units
- Porcelain tiled floor to kitchen/dining area, utility, hall, bathroom, en-suite and WC
- Full height porcelain wall tiles to shower enclosure
- Porcelain wall tiles to wet areas, at bath, sinks and showers
- Carpets with underfelt to lounge, bedrooms, stairs and landing

External Features

- Soft landscaping to front gardens (where applicable) in keeping with other houses in the development. Planting to be carried out Spring/Summer (Weather dependant)
- Rear gardens rotovated and seeded in planting season (weather permitting)
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite front doors with painted finish
- Outside water tap
- Boundary fencing to side and rear of gardens
- Feature external lighting to front and rear doors
- 10 year structural warranty
- Solar panels included to each property. Placement subject to orientation. Further information available on request.



LOVE
LIVE
GROW

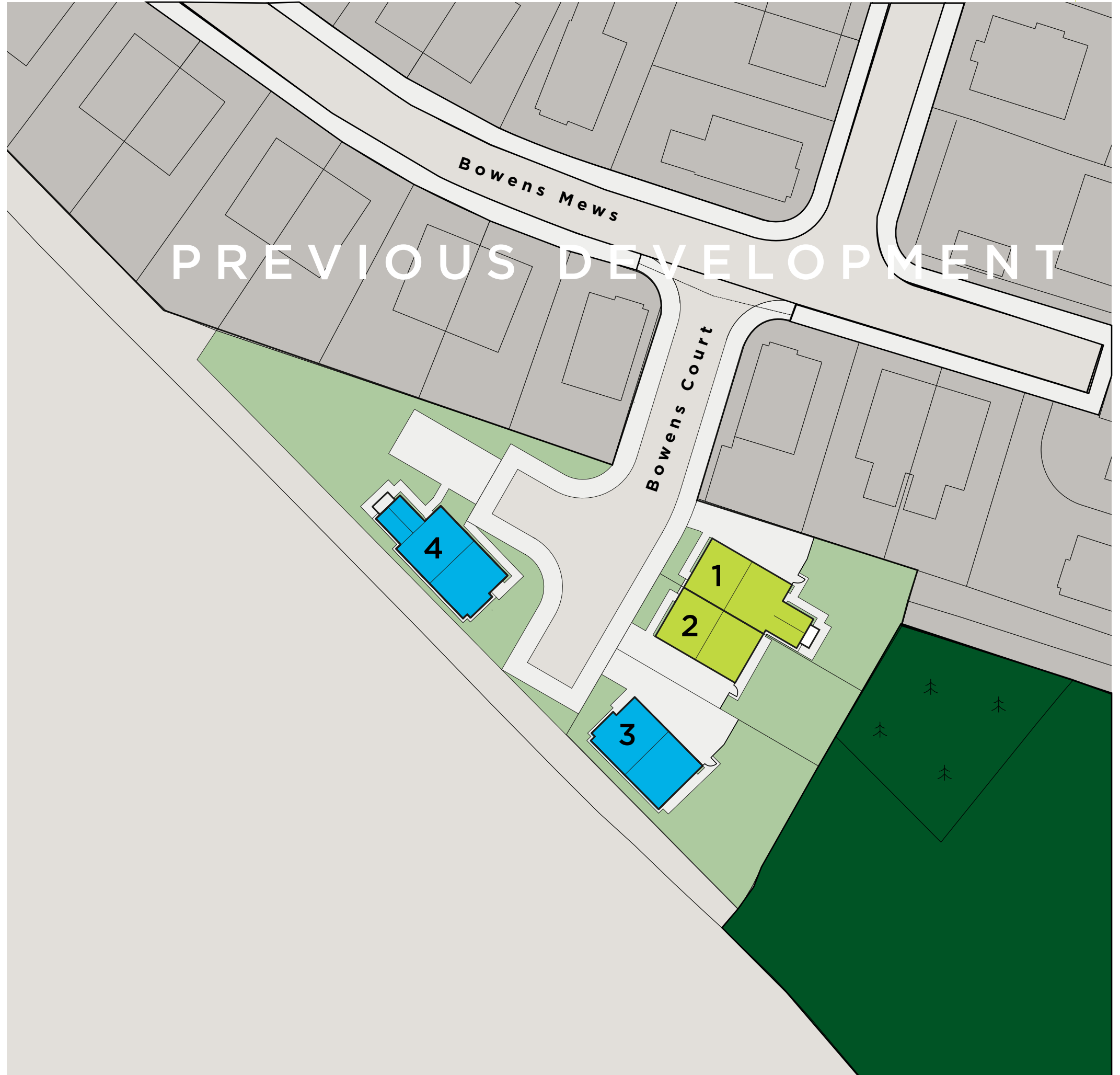


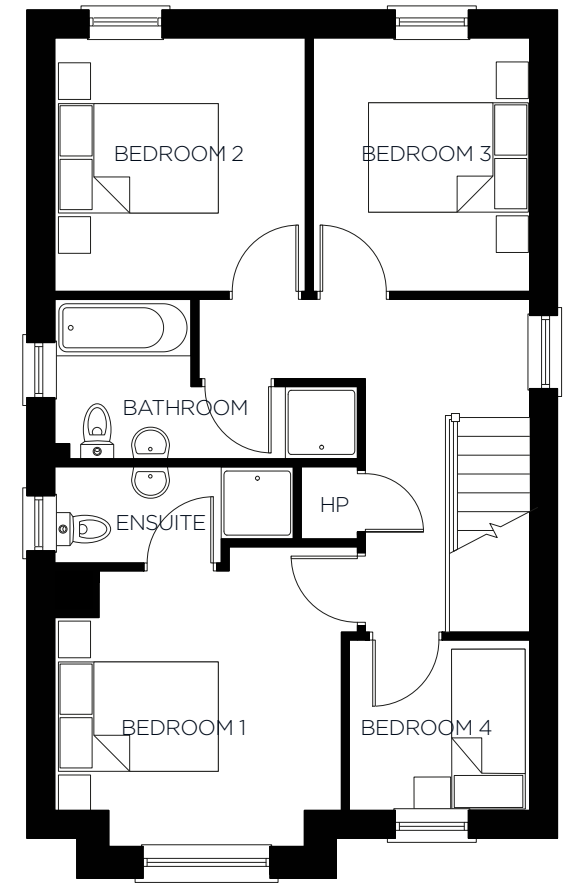
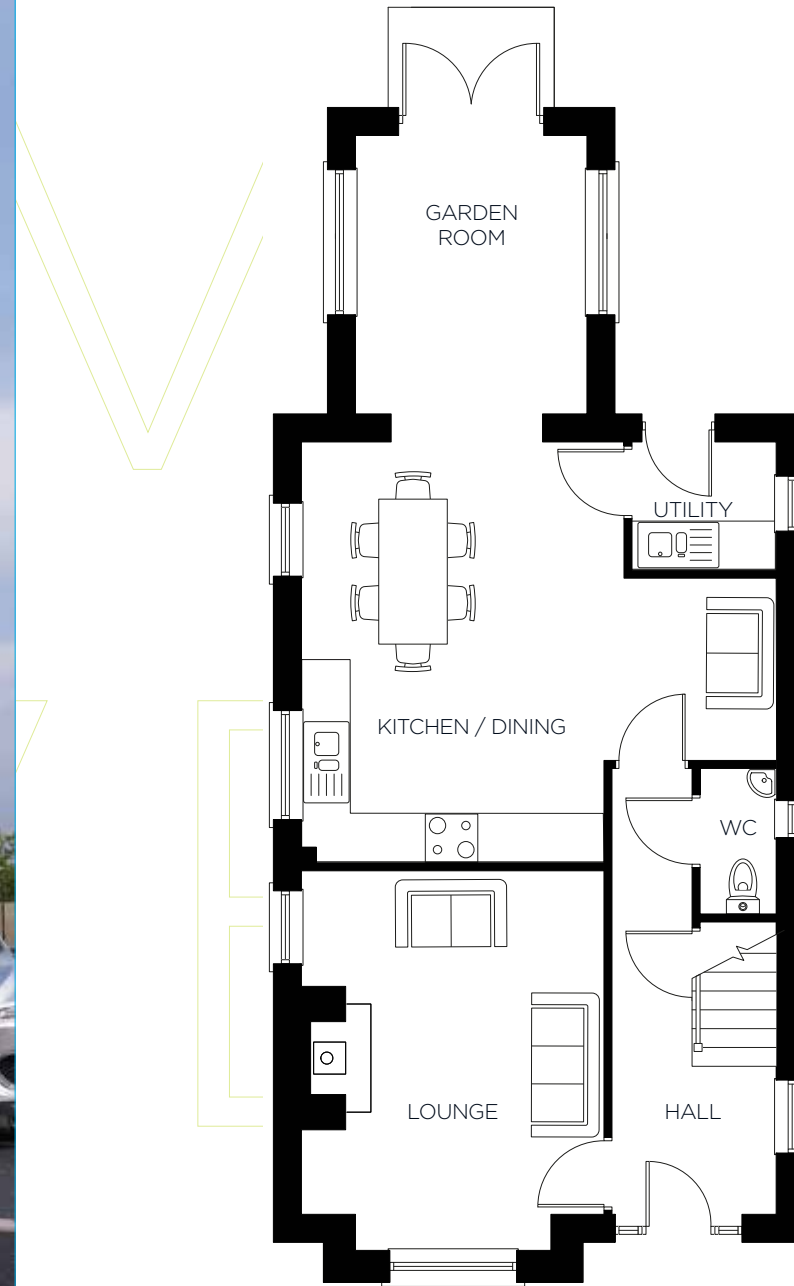
BOWENS COURT
LURGAN

Site Plan

- The Cusher – Four Bedroom Semi-Detached Home
Plots: 1, 2
- The Callan – Four Bedroom Detached Home
Plots: 3, 4

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The Callan

■ Four Bedroom Detached House

Plot: 3 Without Garden Room — 1288 Sq Ft
Plot: 4 With Garden Room — 1412 Sq Ft

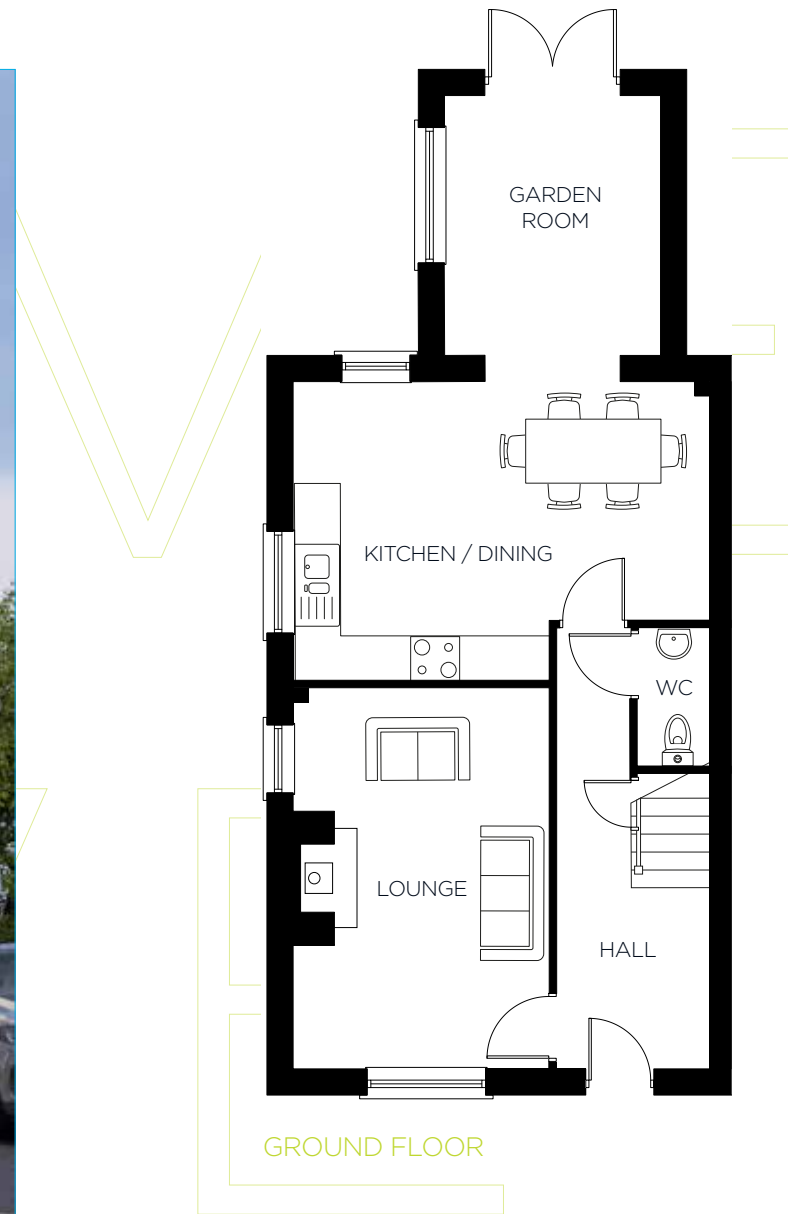
GROUND FLOOR

Ground Floor

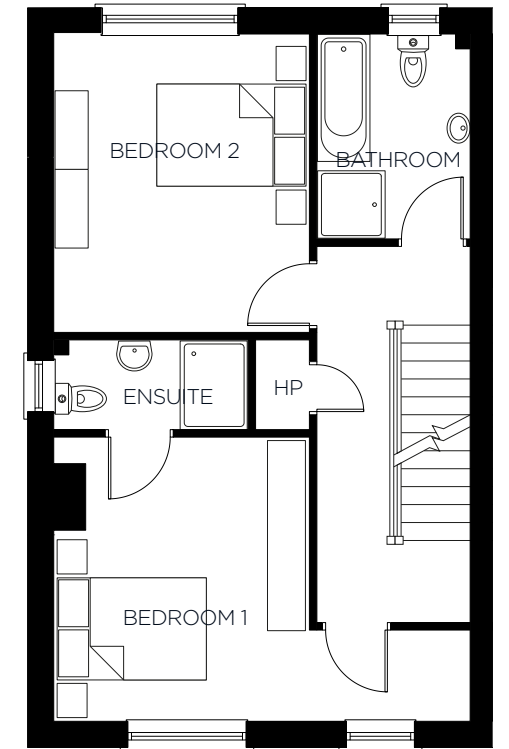
Lounge	15'9" x 12'7"	4.79 x 3.83m
Kitchen/Dining	19'9" x 17'5"	6.03 x 5.30m
Garden Room	11'7" x 9'10"	3.53 x 2.99
Utility	—	—
WC	—	—

First Floor

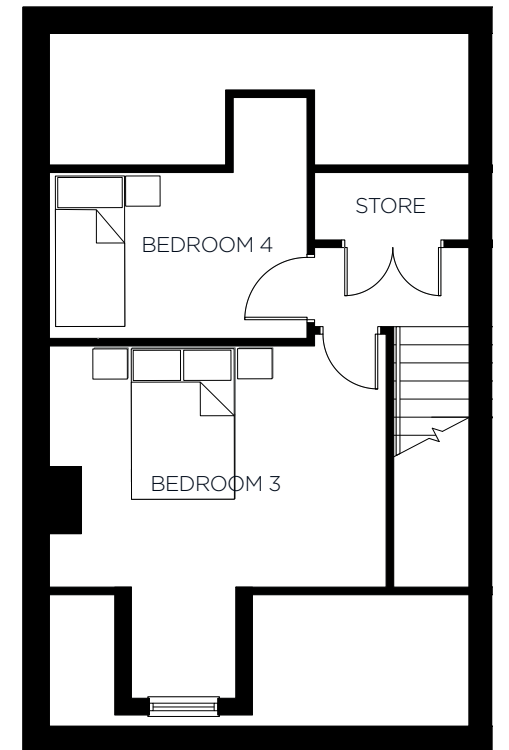
Bedroom 1	12'7" X 12'5"	3.83 X 3.79m
Ensuite	—	—
Bedroom 2	10'6" X 10'5"	3.21 X 3.18m
Bedroom 3	10'6" X 9'0"	3.21 X 2.75m
Bedroom 4	7'7" X 7'2"	2.30 X 2.18m
Store	—	—
Bathroom	—	—



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Ground Floor

Lounge	16'11" x 11'5"	5.15 x 3.47m
Kitchen/Dining	18'5" x 13'3"	5.62 x 4.04m
Optional Garden Room	11'7" x 9'10"	3.53 x 2.99m
WC	—	—

First Floor

Bedroom 1	18'5" X 12'8"	5.62 X 3.85m
Ensuite	—	—
Bedroom 2	13'3" X 11'5"	4.04 X 3.47m
Bathroom	—	—

Second Floor

Bedroom 3	15'4" X 14'10"	4.68 X 4.52m
Bedroom 4	11'5" X 7'3"	3.47 X 2.20m

The Cusher

■ Four Bedroom Semi-Detached House

Plot: 1 With Garden Room — **1602 Sq Ft**

Plot: 2 Without Garden Room — **1479 Sq Ft**

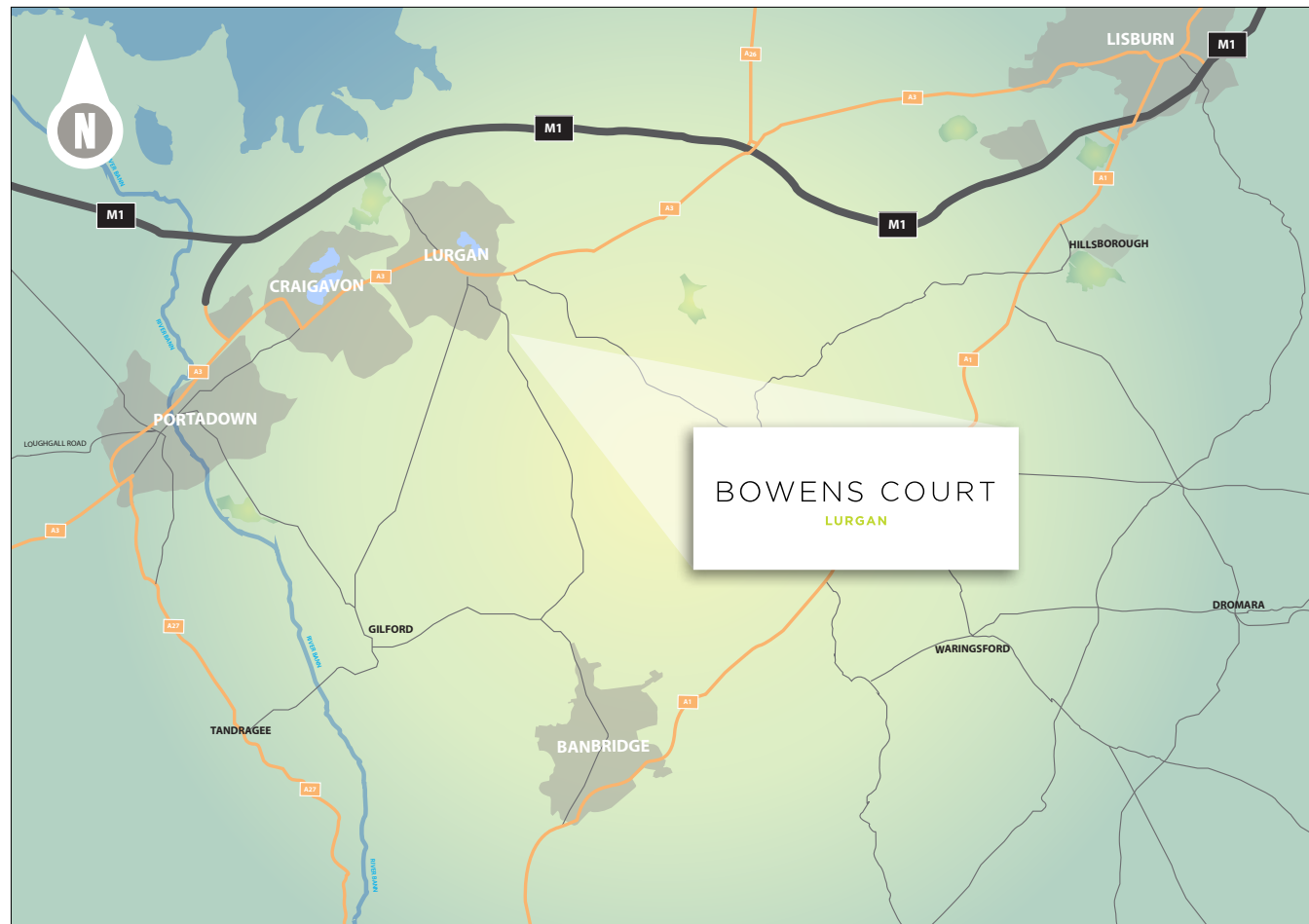




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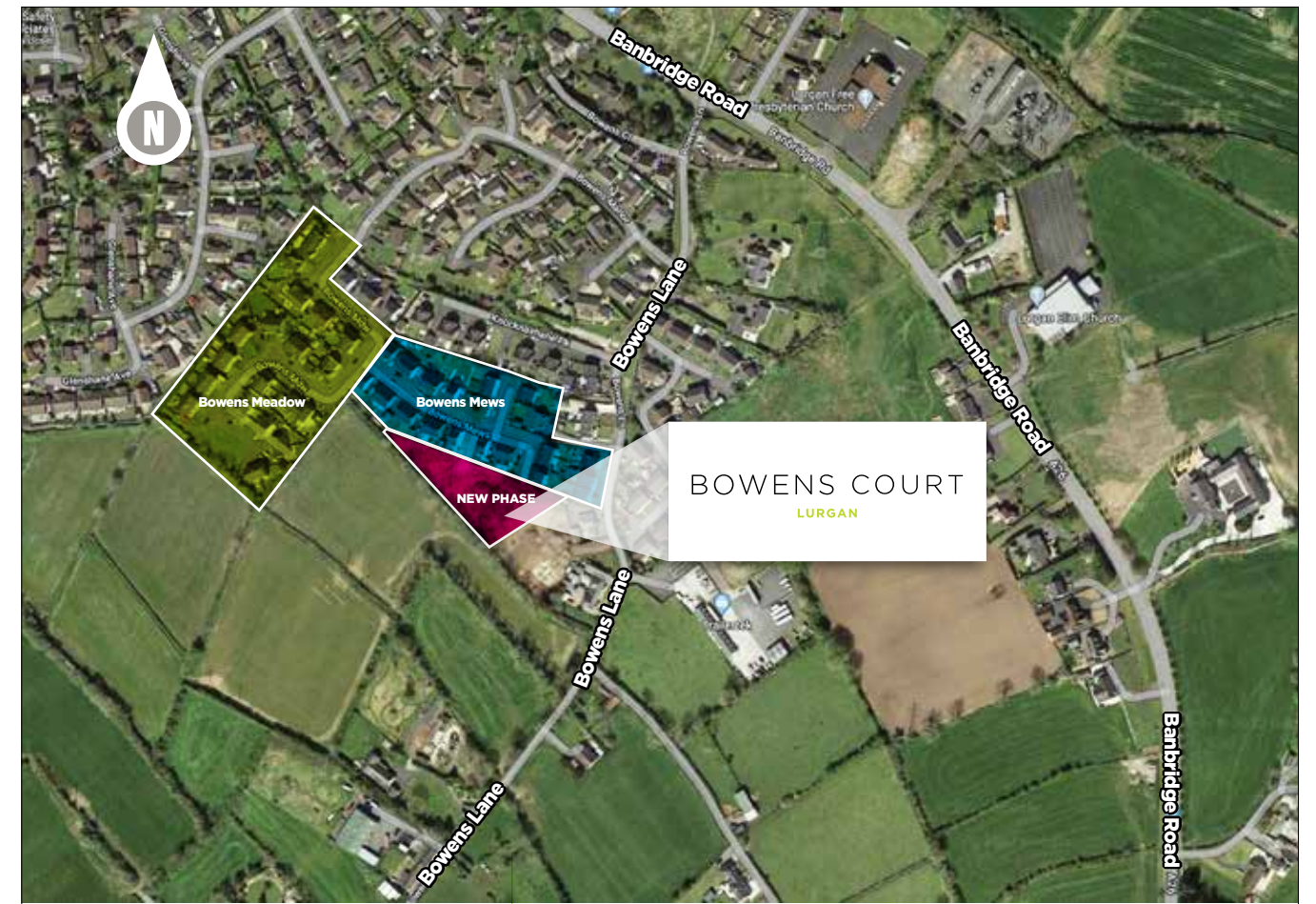
BOWENS COURT
LURGAN

Location Map



Site Location

DIRECTIONS



Selling Agents



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Co Armagh
BT66 8AW

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www.jonesestateagents.com

LOVE
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GROW

From:	BANBRIDGE ROAD
On To:	BOWENS LANE
<hr/>	
From:	BOWENS LANE
Right On To:	BOWENS MEADOW
Through:	BOWENS MEWS
On To:	BOWENS COURT

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SALES AGENT:



028 3832 2244
www.jonesestateagents.com

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www.hilmarkhomes.com

