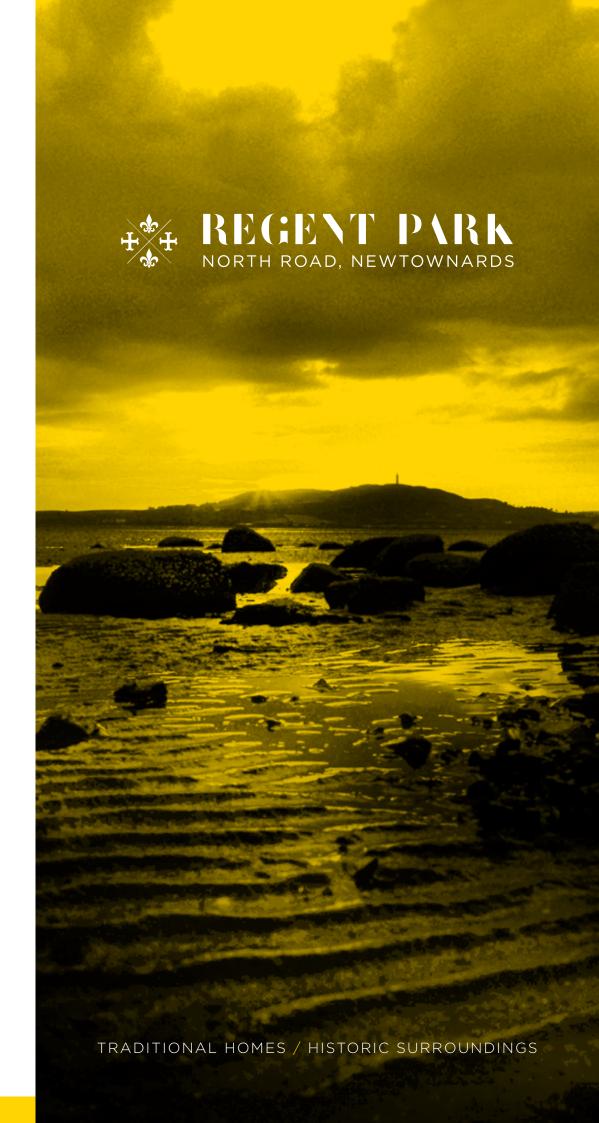
2 BEDROOM APARTMENTS, 3 & 4 BEDROOM DETACHED & SEMI-DETACHED HOMES

PRINCE REGENT AVENUE NORTH ROAD NEWTOWNARDS

ocation:







Regent Park

Sitting proudly on the **northernmost tip of the rolling** career, family and recreation Strangford Lough landscape, **Regent Park is another** prestigious member of the growing family of outstanding move-in-ready houses from Hilmark Homes.

A mere 10 miles from the heart of Belfast on the Ards Peninsula, we've created a unique development that allows

you to seamlessly balance 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 Regent Park far above the rest.

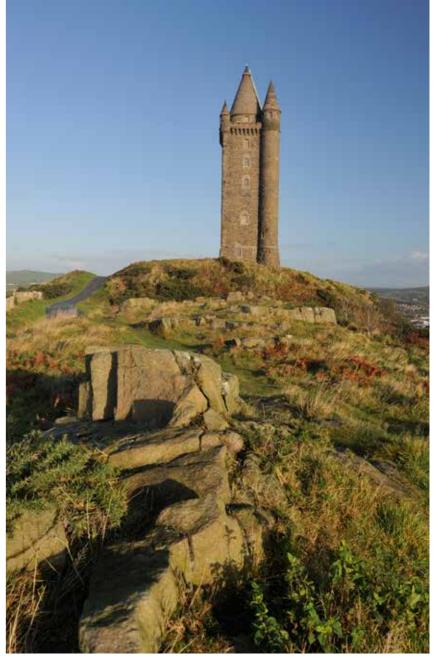












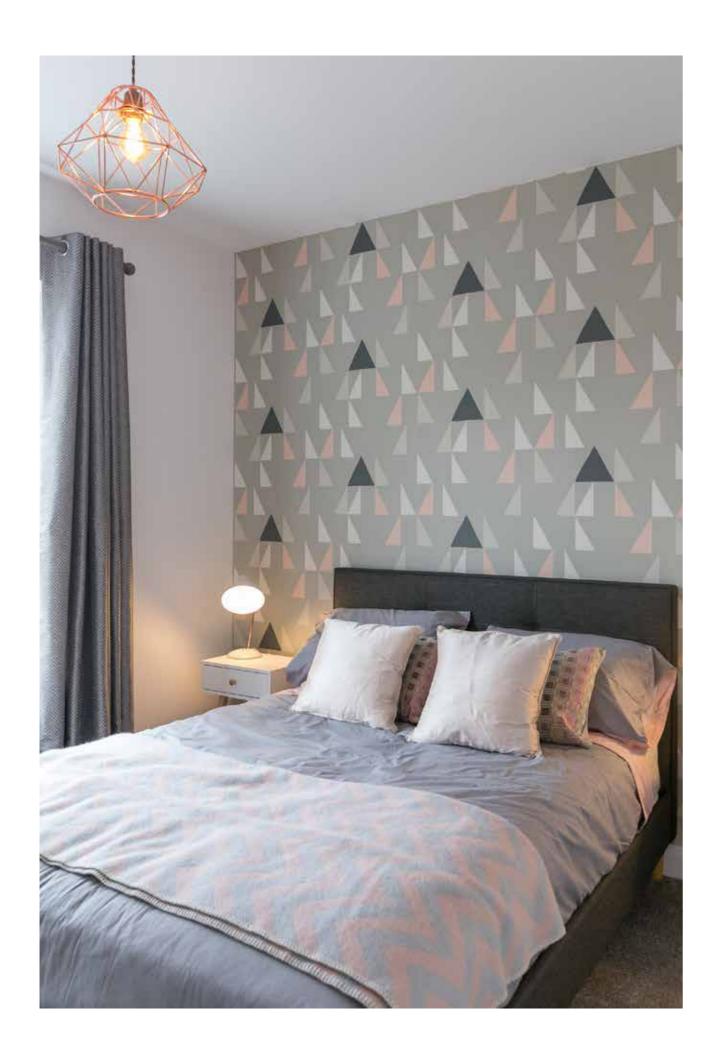
Surrounding **\rea**

Overlooked by the iconic **Scrabo Tower and only minutes** from unforgettable settings such as the UNESCO world heritage site Mount Stewart and Grey Abbey, home to world class antique shops, **Newtownards is a large town** with a little bit of everything.

Enjoy the peaceful solitude as you walk along the shores of Strangford Lough, join the

crowd and cheer on the local rugby, cricket and football teams or meet family and friends at one of the many restaurants, bars and pubs.

And with a wealth of shopping, excellent schools and historic churches, there's something to make everyone feel right at home.









Hilmark Homes

Every Regent Park home is designed to blend naturally with its environment and complement the surrounding architecture.

Featuring truly unique designs, your future home is constructed by skilled local craftsmen using carefully selected materials. We carefully consider every element in each new home. Hilmark Homes encourage you to truly make your home your own by adding your personal touch to the finished design from our style and refine range.

With Hilmark Homes we promise your new home will always be unique, always considered and always built for you.



Specification

Kitchen & Utility

- High quality units with choice of door, worktop and handle
- Integrated appliances to include gas hob, electric oven, extractor fan, fridge/freezer & dishwasher
- LED under lighting to kitchen units
- Recessed LED down lighters to ceilings in kitchen
- Porcelain floor tiling
- Ceramic wall tiling between kitchen units
- Integrated washing machine where no utility
- Plumbing for washing machine in utility where applicable

Bathroom, En suites & WC

- Contemporary white sanitary ware with chrome fittings
- Full height porcelain tiling to shower enclosure in main bathroom where applicable
- Chrome towel radiators in bathroom and ensuite
- Recessed LED down lighters to ceilings in bathroom and ensuite
- Choice of porcelain partial wall tiling to bathroom and ensuite
- Choice of porcelain floor tiles to bathroom and ensuite
- · Dual drencher showerhead to ensuite
- Choice of ceramic splashback to WC sink

* A management company will be set up by the developer and each home owner will be a member. An annual fee will be payable to the management company to allow for maintenance and insurance of common areas.



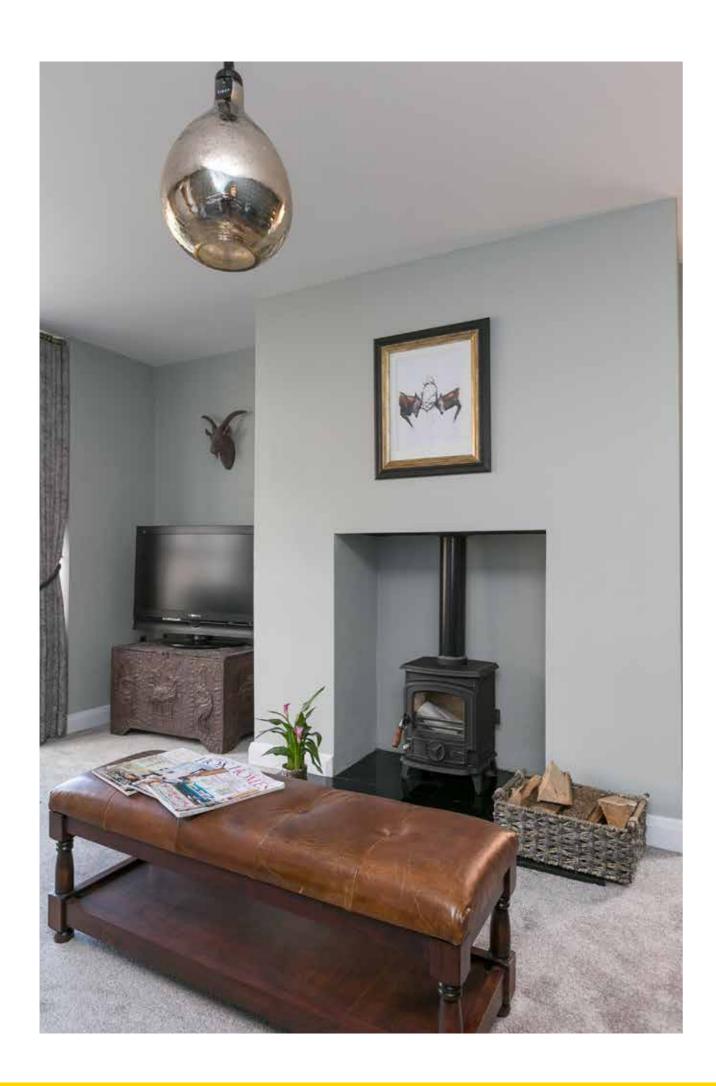


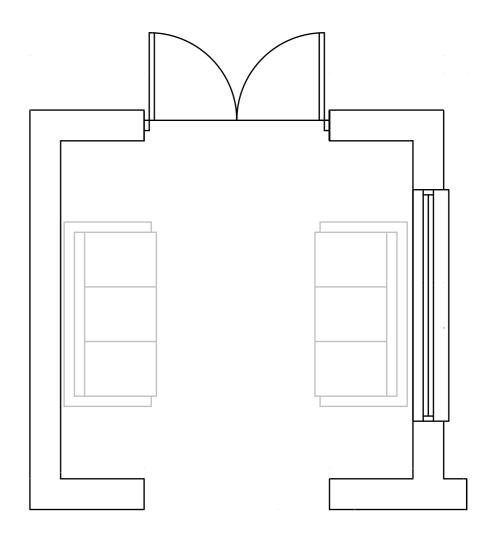
Internal Features

- Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)
- Choice of stove with granite or slate hearth (Except The Ladywell)
- Mains supply smoke & carbon monoxide detectors
- Moulded skirting and architraves with painted finish
- Painted internal doors with quality ironmongery
- Carpets to lounge, bedrooms, stairs and landings with underlay
- Porcelain tiles to hallway
- Comprehensive range of electrical sockets, switches, TV and telephone noints
- Wiring for future satellite point
- Gas fired central heating
- Integral alarm system
- Energy efficient fittings/bulbs to all rooms
- High thermal insulation and energy efficiency rating

External Features

- Timber frame construction (Except the Ladywell)
- Traditional Masonry Construction to the Ladywell
- Soft landscaping to front gardens (where applicable).
- Front gardens to be turfed
- Rear gardens rotovated and seeded in next planting season - weather dependant.
- Bitmac driveway
- Tobermore pavers to front
- uPVC double glazed windows and uPVC rear door with lockable system
- Composite front door with secure multi locking system
- Outside water tap
- External socket
- External lighting to front and rear doors
- 10 year NHBC structural warranty





Optional Extras

Garden Room*

With porcelain tiled floor, radiator, power sockets and TV point. Recessed LED down lighters to ceiling. Double patio doors to rear garden

* Where applicable on selected sites please refer to the selling agent and site map

Note: Garden room drawing is for illustration purposes only, door & window layouts may vary



The Coombe - Four Bedroom Detached Home

Plots: 112, 115

The Hampton - Four Bedroom Detached Home

Plots: 114

The Hazelwood - Four Bedroom Detached Home

Plots: 117

The Earlsfield - Four Bedroom Detached Home

Plots: 113, 116

The Kensington - Four Bedroom Detached Home

Plots: 50

The Fitzrovia - Four Bedroom Detached Home

The Fulham - Four Bedroom Detached Home Plots: 43, 44, 47

The Collingham - Three Bedroom Detached Home

Plots: 2, 7, 8

The Harrington - Three Bedroom Detached Home

Plots: 13

The Bayswater - Four Bedroom Semi-Detached Home Plots: 45, 46

The Westbourne - Three Bedroom Semi-Detached Home

Plots: 3, 4, 5, 6

The Hurlingham - Three Bedroom Semi-Detached Home

Plots: 10, 12, 48

The Belgravia - Three Bedroom Semi-Detached Home

Plots: 9, 11, 49

The Ladywell - Two Bedroom Apartments

Plots: 108, 109, 110, 111

Privacy Wall

Retaining Wall

The Coombe

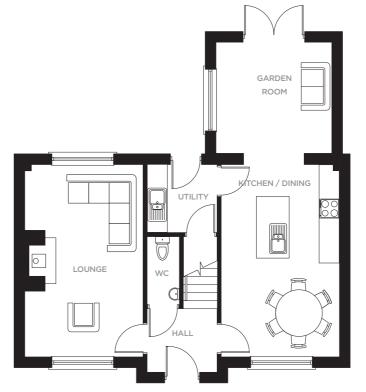
- Four Bedroom Detached Home With Garden Room

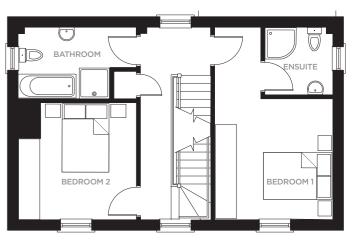
Plots: 112, 115

1674 Sq Ft







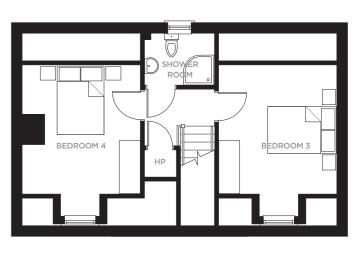


Ground Floor

First Floor

	or	
Lounge	18'7" x 11'5"	5.66 x 3.48m
Kitchen/Dining	18'7" x 11'5"	5.66 x 3.48m
Utility	_	_
WC	_	_
Garden Room	11'2" x 10'9"	3.41 x 3.27m
First Floor		
Bedroom 1 Ensuite	18'7" x 11'5" —	5.66 x 3.48m —
Bedroom 2	11'5" x 11'3"	3.48 x 3.44m
Bathroom	-	-
Second Flo	or	
Bedroom 3	14'8" x 11'5"	4.46 x 3.48m
Bedroom 4	14'8" x 11'5"	4.46 x 3.48m
Shower Room		





Second Floor



The Hampton

- Four Bedroom Detached Home

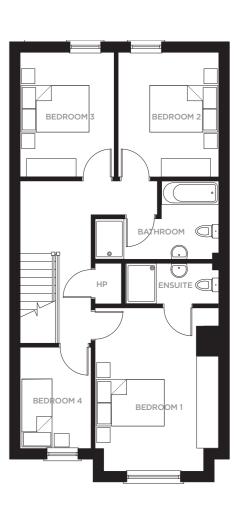
Plots: 114

1530 Sq Ft

With optional Garden Room **1656 Sq Ft**







1.84 x 3.67m

3.69 x 2.98m 3.69 x 2.79m 3.00 x 2.10m



Ground Flo	oor		First Floor		
Lounge	20'3" x 12'0"	6.16 x 3.67m	Bedroom 1	15'11" x 12'0"	4
Kitchen/Dining	20'1" x 19'4"	6.13 x 5.89	Ensuite		
Utility			Bedroom 2	12'1" x 9'9"	3
Store			Bedroom 3	12'1" x 9'2"	3
WC			Bedroom 4	9'10" x 6'11"	3
Optional Garden Room	11'2" x 10'9"	3.41 x 3.27m	Bathroom		

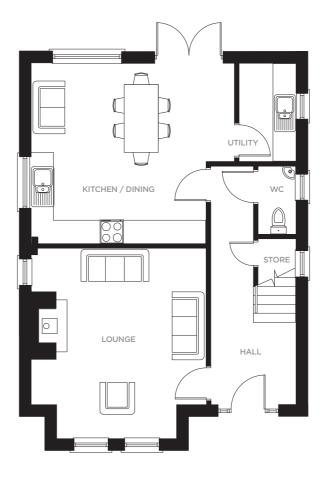
The Hazelwood

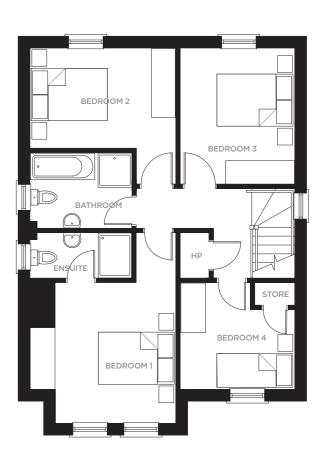
- Four Bedroom Detached Home

Plots: 117

1425 Sq Ft









Ground Flo	oor		First Floo	r	
Lounge	16'7" x 15'3"	5.05 x 4.64m	Bedroom 1	16'7" x 12'8"	5.05 x 3.86m
Kitchen/Dining	17'8" x 15'8"	5.39 x 4.77m			
Utility			Bedroom 2		3.86 x 3.60m
Store			Bedroom 3	11'10" x 9'11"	3.60 x 3.03m
WC			Bedroom 4	9'11" x 9'3"	3.03 x 2.83m
			Bathroom		
			Store		

The Earlsfield

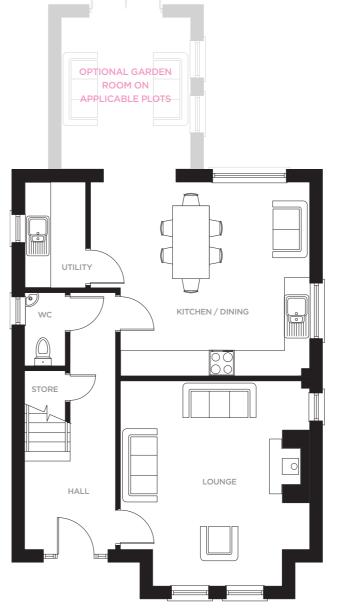
- Four Bedroom Detached Home

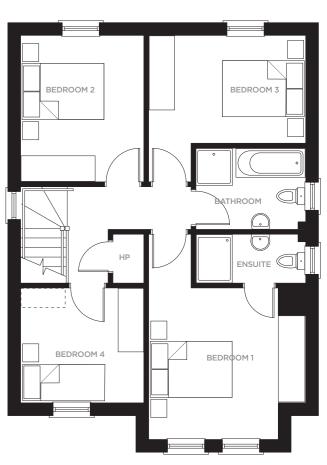
Plots: 113, 116

1425 Sq Ft

With optional Garden Room **1564 Sq Ft**









Ground Flo	oor		First Floo	r	
Lounge	16'7" x 15'3"	5.05 x 4.66m	Bedroom 1	16'7" x 12'8"	5.05 x 3.86m
Kitchen/Dining	17'8" x 15'8"	5.39 x 4.77m	Ensuite ————————————————————————————————————		
Store			Bedroom 2	11'10" x 9'11"	3.60 x 3.03m
Utility			Bedroom 3	12'8" x 11'10"	3.86 x 3.60m
WC			Bedroom 4	9'11" x 9'3"	3.03 x 2.83m
			Bathroom		
Optional Garden Room	12'2" x 10'6"	3.72 x 3.19m	Battiloom		



The **kensington**

- Four Bedroom Detached Home

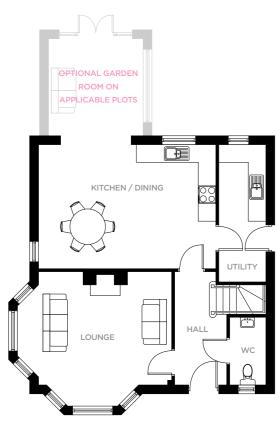
Plots: 50

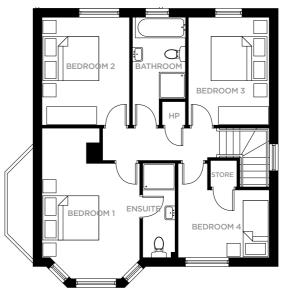
1414 Sq Ft

With optional Garden Room **1538 Sq Ft**









Ground Flo	oor		First Floor		
Lounge	17'2" x 15'0"	5.24 x 4.57m	Bedroom 1	12'8" × 10'11"	3.87 x 3.33m
Kitchen/Dining	19'9" x 13'10"	6.03 x 4.22m	Dressing Area Ensuite	6'5" x 3'11" —	1.96 x 1.20m —
Utility	_	_	Bedroom 2	12'0" x 9'9"	3.67 x 2.98m
WC	_		Bedroom 3	12'0" x 9'0"	3.67 x 2.75m
Optional Garden Room	10'10" x 10'7"	10'7" 3.30 x 3.22m	Bedroom 4	10'6" x 10'2"	3.20 x 3.10m
Carden Room		Bathroom	_		
			Store	_	_

 $^{^{\}ast}$ All dimensions are based on the maximum room width and length.

The Fitzrovia

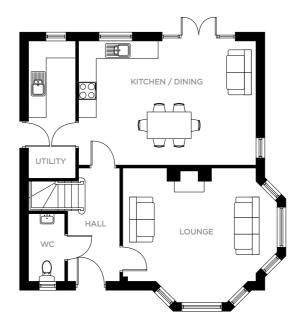
- Four Bedroom Detached Home

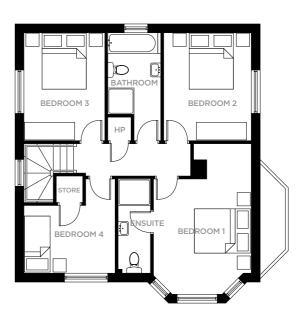
Plots: 1

1414 Sq Ft









oor		First Floor		
17'2" x 15'0"	5.24 x 4.57m	Bedroom 1	12'8" × 10'11"	3.87 x 3.32m
19'9" x 13'10"	6.02 x 4.21m	Dressing Area Ensuite	6'6" x 3'3" —	1.98 x 1.00m —
_	_	Bedroom 2	12'0" x 9'9"	3.67 x 2.98m
_	_	Bedroom 3	12'0" × 9'0"	3.67 x 2.75m
		Bedroom 4	10'6" x 10'2"	3.20 x 3.10m
		Bathroom	_	_
		Store	_	_
		17'2" x 15'0" 5.24 x 4.57m	17'2" x 15'0" 5.24 x 4.57m 19'9" x 13'10" 6.02 x 4.21m — — — — Bedroom 1 Dressing Area Ensuite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom	17'2" x 15'0" 5.24 x 4.57m Bedroom 1 12'8" x 10'11" 6'6" x 3'3" Ensuite - Bedroom 3 12'0" x 9'9" Bedroom 4 10'6" x 10'2" Bathroom -

 $^{^{\}ast}$ All dimensions are based on the maximum room width and length.



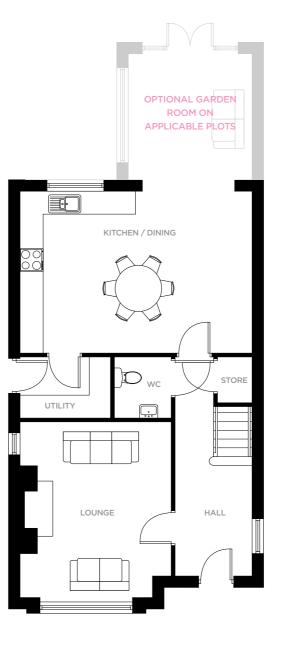
The Fulham

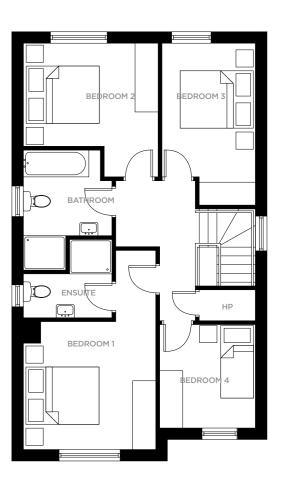
- Four Bedroom Detached Home

Plots: 43, 44, 47

1349 Sq FtWith optional Garden Room **1474 Sq Ft**









Ground Flo	oor		First Floor		
Lounge	15'1" x 12'11"	4.60 x 3.93m	Bedroom 1	17'1" × 11'3"	5.21 x 3.44m
Kitchen/Dining	19'9" x 13'11"	6.03 x 4.24m	Ensuite		
Utility			Bedroom 2	11'6" x 11'6"	3.50 x 3.50m
WC			Bedroom 3	13'11" x 8'0"	4.24 x 2.43m
Store			Bedroom 4	8'11" x 8'2"	2.71 x 2.49m
Optional Garden Room	10'10" x 10'7"	3.30 x 3.22m	Bathroom		

^{*} All dimensions are based on the maximum room width and length.

Name The Collingham

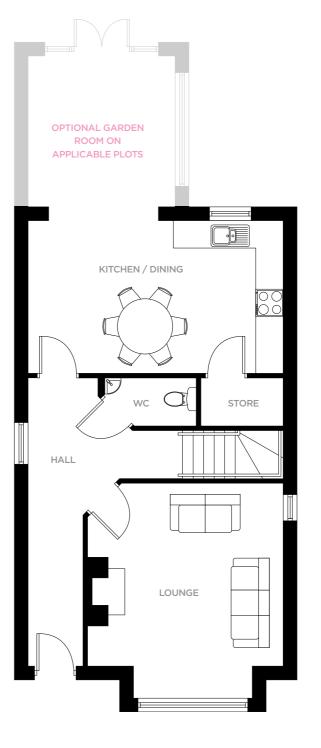
- Three Bedroom Detached Home

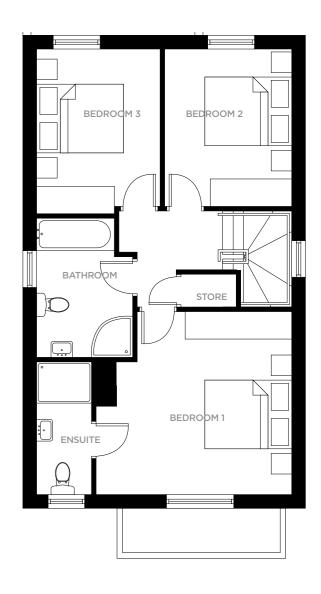
Plots: 2, 7, 8

1189 Sq Ft With optional Garden Room 1314 Sq Ft









Ground Flo	oor	
Lounge	15'5" x 14'0"	4.70 x 4.27m
Kitchen/Dining	18'4" x 10'11"	5.58 x 3.34m
Store	_	_
WC	_	_
Optional Garden Room	10'10" x 10'7"	3.30 x 3.22m

First Floor	•	
Bedroom 1 Ensuite	14'0" x 13'1" —	4.27 x 4.00m —
Bedroom 2	11'3" x 9'1"	3.44 x 2.78m
Bedroom 3	11'10" x 8'10"	3.60 x 2.70m
Bathroom	_	_
Store	_	_

^{*} All dimensions are based on the maximum room width and length.

The Harrington

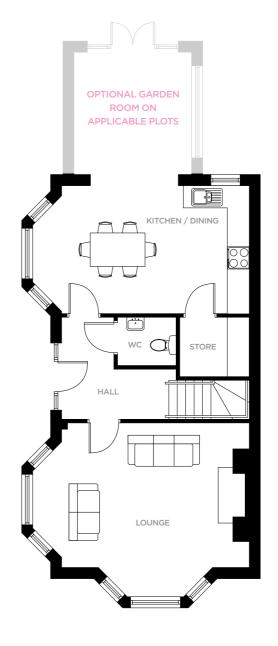
- Three Bedroom Detached Home

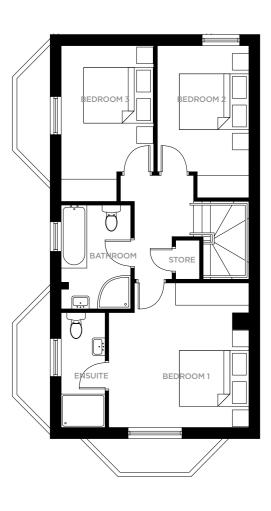
Plots: 13

1157 Sq Ft With optional Garden Room 1321 Sq Ft









Ground Flo	oor	
Lounge	16'10" x 12'10"	5.12 x 3.90m
Kitchen/Dining	16'10" × 11'3"	5.12 x 3.42m
Store	_	_
WC	_	_
Optional Garden Room	10'10" x 10'7"	3.30 x 3.22m

First Floor	r	
Bedroom 1 Ensuite	12'10" x 12'7" —	3.90 x 3.83m —
Bedroom 2	13'5" x 8'2"	4.10 x 2.50m
Bedroom 3	14'9" x 8'4"	4.50 x 2.53m
Store	_	_
Bathroom	-	-

^{*} All dimensions are based on the maximum room width and length.

The Bayswater

- Four Bedroom Semi-Detached Home

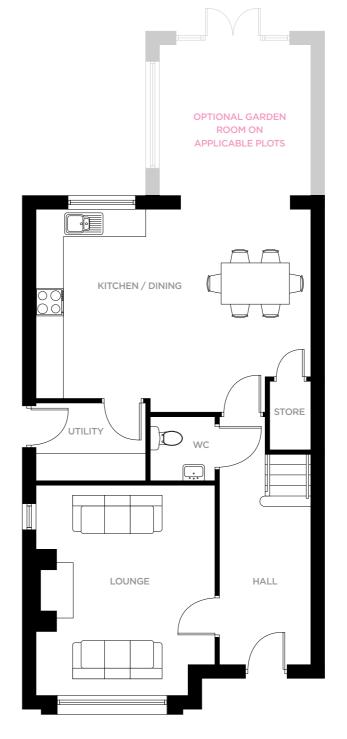
Plots: 45, 46

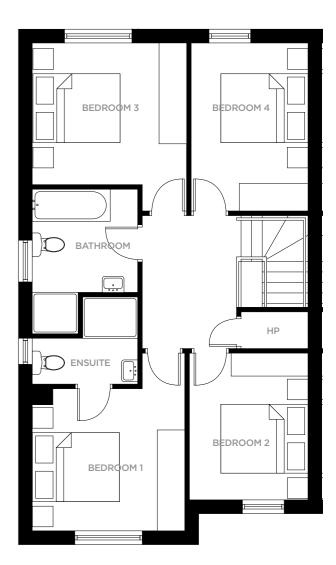
1338 Sq Ft

With optional Garden Room 1467 Sq Ft









Ground Fl	oor		First Floor	
Lounge	15'1" x 12'10"	4.60 x 3.91m	Bedroom 1	12
Kitchen/Dining	19'9" x 13'7"	6.01 x 4.14m	Ensuite ————————————————————————————————————	
Utility			Bedroom 2	10
WC			Bedroom 3	12
Store			Bedroom 4	12
Optional Garden Room	10'10" × 10'10"	3.30 x 3.30m	Bathroom	

^{*} All dimensions are based on the maximum room width and length.

The Westbourne

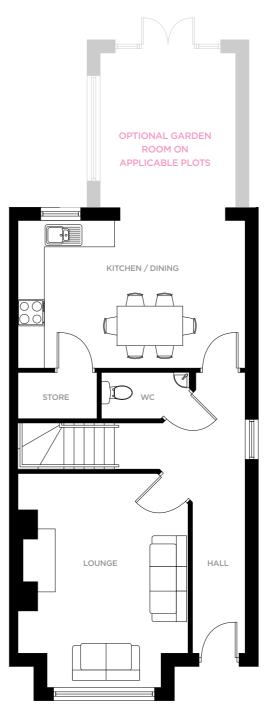
- Three Bedroom Semi-Detached Home

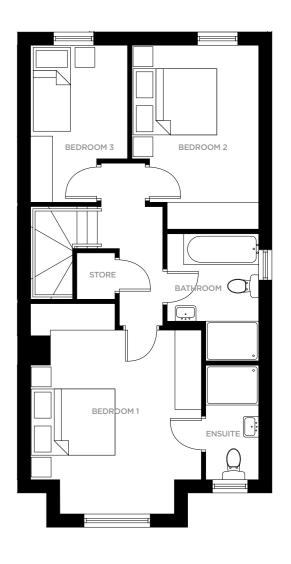
Plots: 3, 4, 5, 6

1140 Sq Ft

With optional Garden Room 1264 Sq Ft









Ground Flo	oor		First Floo	r	
Lounge	16'0" x 12'9"	4.87 x 3.88m	Bedroom 1	15'7" x 12'9"	4.76 x 3.88m
Kitchen/Dining	17'0" x 11'0"	5.18 x 3.36m	Ensuite		
 Store			Bedroom 2	13'9" x 9'5"	4.18 x 2.88m
WC			Bedroom 3	11'8" x 7'3"	3.56 x 2.20m
 Optional	11'7" × 9'10"	3.52 x 2.99m	Bathroom		
Garden Room			Store		

^{*} All dimensions are based on the maximum room width and length.

The Hurlingham

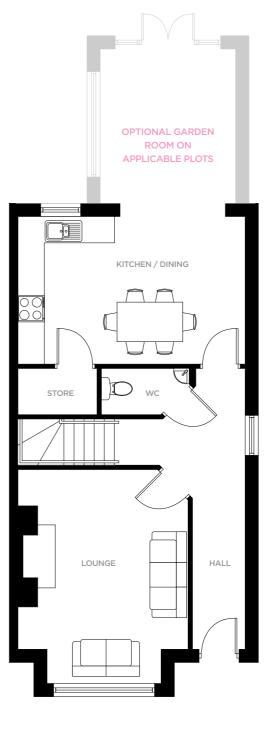
- Three Bedroom Semi-Detached Home

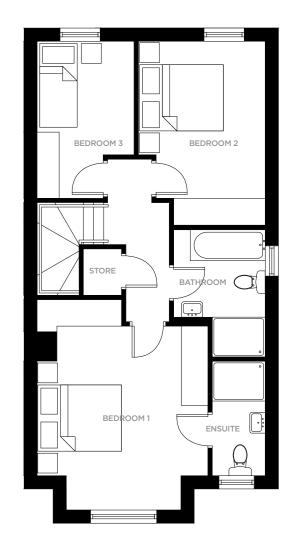
Plots: 10, 12, 48

1140 Sq Ft

With optional Garden Room 1268 Sq Ft









Ground Flo	oor		First Floor		
Lounge	16'0" x 12'9"	4.87 x 3.88m	Bedroom 1	15'7" x 12'9"	4.76 x 3.88m
Kitchen/Dining	17'0" x 11'0"	5.18 x 3.36m	Ensuite ————————————————————————————————————	<u> </u>	
Store	_	_	Bedroom 2	13'9" x 9'5"	4.18 x 2.88m
WC	_		Bedroom 3	11'8" x 7'3"	3.56 x 2.20m
Optional	11'6" x 10'2"	3.51 x 3.09m	Bathroom	_	_
Garden Room	110 1102	0.0+X 0.03111	Store	_	_

 $^{^{\}ast}$ All dimensions are based on the maximum room width and length.

The Belgravia

- Three Bedroom Semi-Detached Home

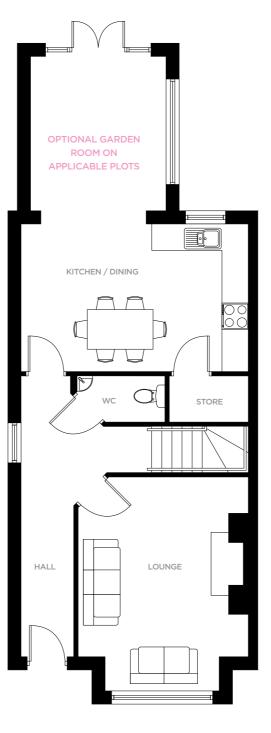
Plots: 9, 11, 49

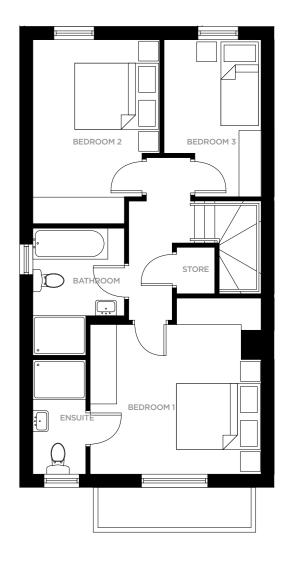
1119 Sq Ft

With optional Garden Room 1246 Sq Ft









3.99 x 3.88m

4.18 x 2.88m

3.56 x 2.20m

First Floor

16'0" x 12'9"	4.87 x 3.88m	Bedroom 1	15'7" x 12'9"
17'0" x 11'0"	5.18 x 3.36m	Ensuite	_
11'6" x 10'2"	3.51 x 3.09m	Bedroom 2	13'11" x 9'5"
		Bedroom 3	11'8" x 7'3"
_	_	Bathroom	_
_	_	Store	_

^{*} All dimensions are based on the maximum room width and length.

Ground Floor

Lounge

Store WC

Kitchen/Dining

Optional Garden

The Ladywell

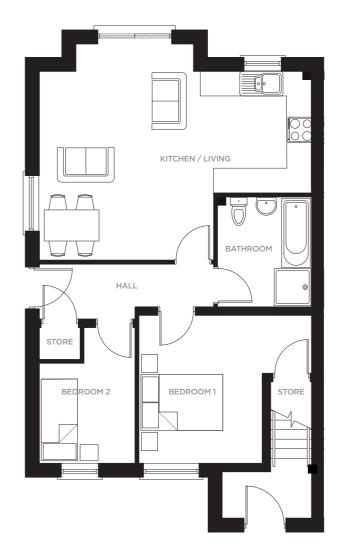
- Two Bedroom Apartments

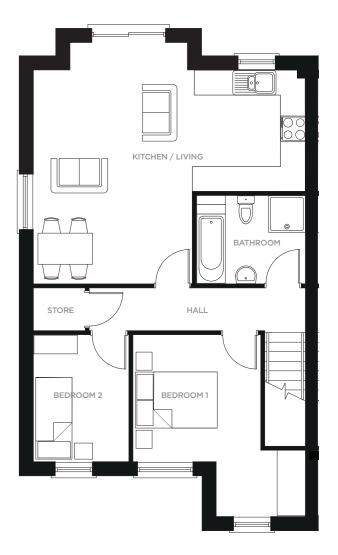
Plots: 108, 109, 110, 111

Ground Floor Apartments 108 & 111 - 687 Sq Ft First Floor Apartments 109 & 110 - 748 Sq Ft













Ground Floor Apartments 108 & 111			
Kitchen/Living	22'0" x 17'5"	6.70 x 5.32m	
Bedroom 1	13'11" x 11'11"	4.25 x 3.64m	
Bedroom 2	10'11" x 7'9"	3.34 x 2.35m	
Bathroom			
Store			

* All dimensions are based on the maximum ro	oom width and length.
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First Floor Apartments 109 & 110				
Kitchen/Living	22'0" x 19'6"	6.70 x 5.94m		
Bedroom 1	14'8" x 13'11"	4.48 x 4.25m		
Bedroom 2	10'3" x 7'9"	3.13 x 2.35m		
Bathroom	_	_		
Store	_	_		



Location

Regent Park offers a world of high-class traditional living with nearby historic landmarks, churches and schools, as well as sports clubs, modern amenities and easy access to Belfast and Bangor.

Sales Agents

For the latest information on availability and future developments at Regent Park please contact our sales agents on the details below:



Donaghadee T. 028 9188 8881 www.johnminnis.co.uk



Newtownards T. 028 9180 0700 www.simonbrien.com

For further information on Hilmark Homes please visit our website.



www.hilmarkhomes.com





SALES AGENT:



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www.hilmarkhomes.com

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T. 028 9180 0700 www.simonbrien.com

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