

PHASE THREE

3 & 4 BEDROOM DETACHED
& SEMI-DETACHED HOMES

PRINCE REGENT AVENUE
NORTH ROAD
NEWTOWNARDS

Location:
Onto:


**HILMARK
HOMES**



REGENT PARK

NORTH ROAD, NEWTOWNARDS

TRADITIONAL HOMES / HISTORIC SURROUNDINGS



REGENT PARK

NORTH ROAD, NEWTOWNARDS



TRADITIONAL HOMES / HISTORIC SURROUNDINGS

SCRABBO TOWER / STRANGFORD LOUGH

Regent Park

Sitting proudly on the northernmost tip of the rolling 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 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 Regent Park far above the rest.



Surrounding Area

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.


**HILMARK
HOMES**

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.*

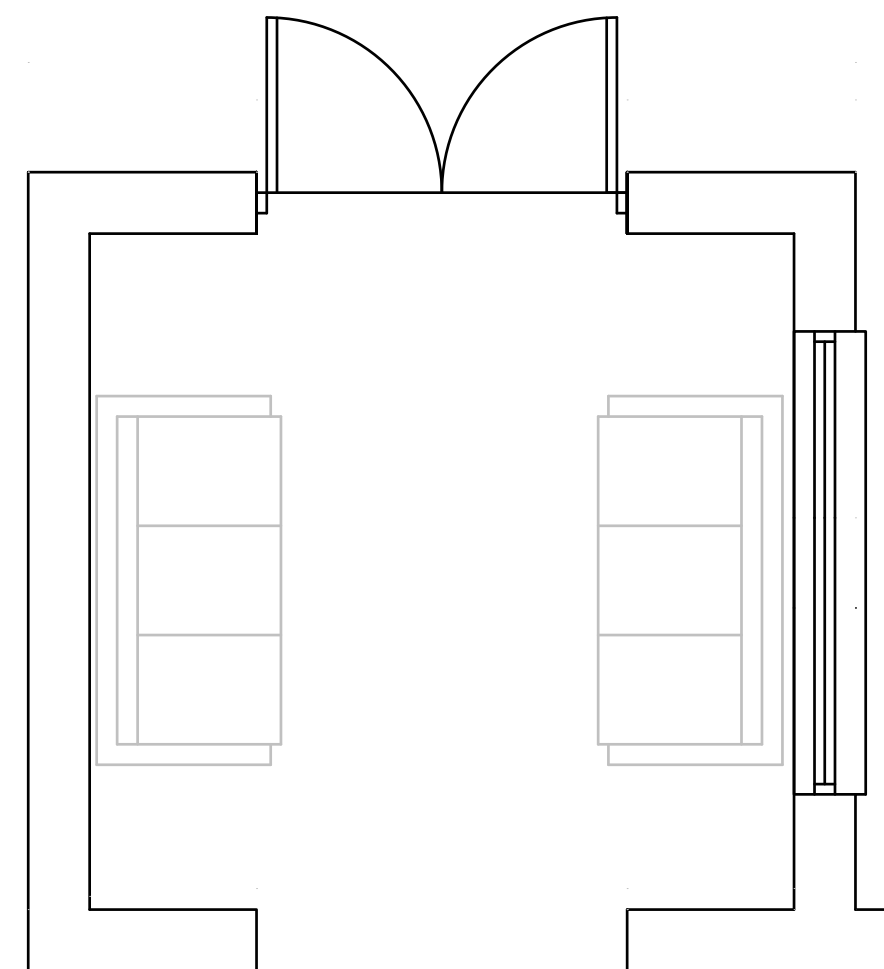


Internal Features

- Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)
- Choice of stove with granite or slate hearth
- 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 points
- 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
- 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



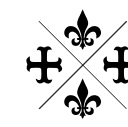
Optional Extras

Garden Room*

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

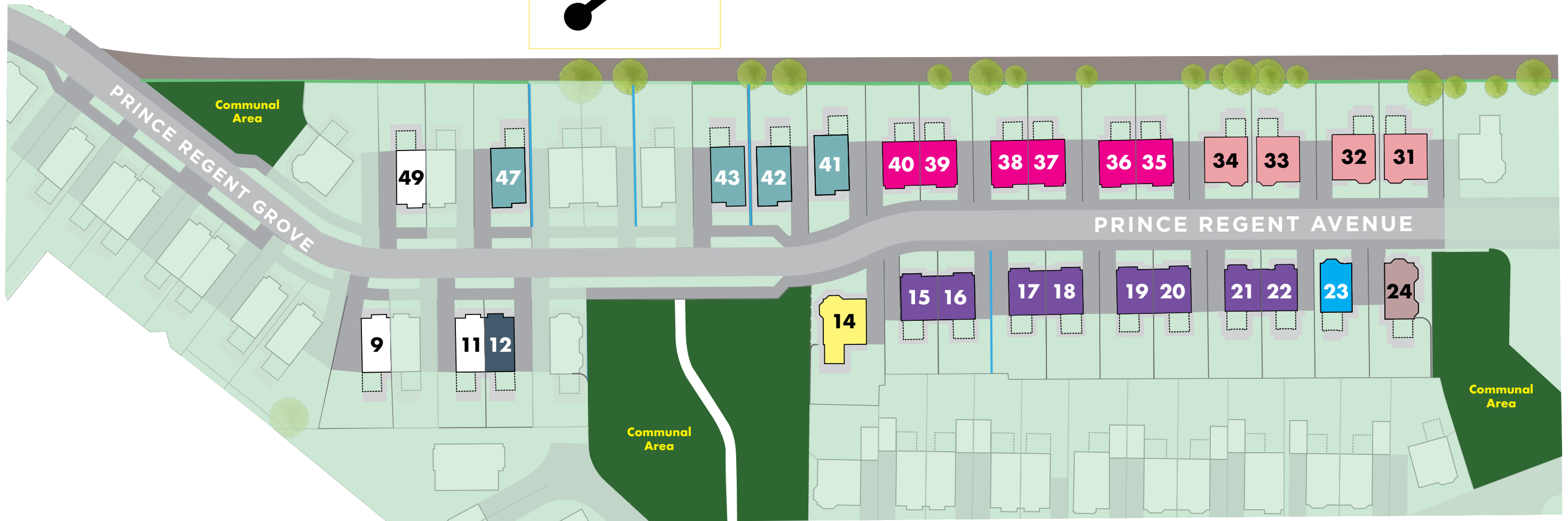
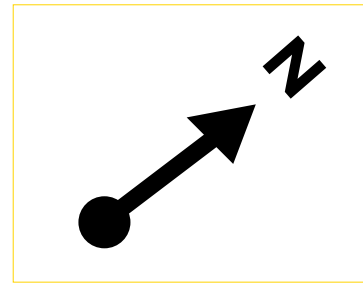
*** Where applicable on selected sites - please refer to the selling agent and site map**

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



REGENT PARK
NORTH ROAD, NEWTOWNARDS

← NORTH ROAD



Site Plan



The Kensington -

Four Bedroom Detached Home With Garden Room

Plots: 14



The Mayfair -

Four Bedroom Detached House

Plots: 31, 32, 33, 34



The Fulham -

Four Bedroom Detached Home

Plots: 41, 42, 43, 47



The Harrington -

Three Bedroom Detached Home

Plots: 24



The Camden -

Three Bedroom Detached House

Plots: 23



The Chancery -

Four Bedroom Semi-Detached House

Plots: 35, 36, 37, 38, 39, 40



The Hurlingham -

Three Bedroom Semi-Detached Home

Plots: 12



The Belgravia -

Three Bedroom Semi-Detached Home

Plots: 9, 11, 49



The Hester -

Three Bedroom Semi-Detached House

Plots: 15, 16, 17, 18, 19, 20, 21, 22

Key

— Privacy Wall

— Retaining Wall

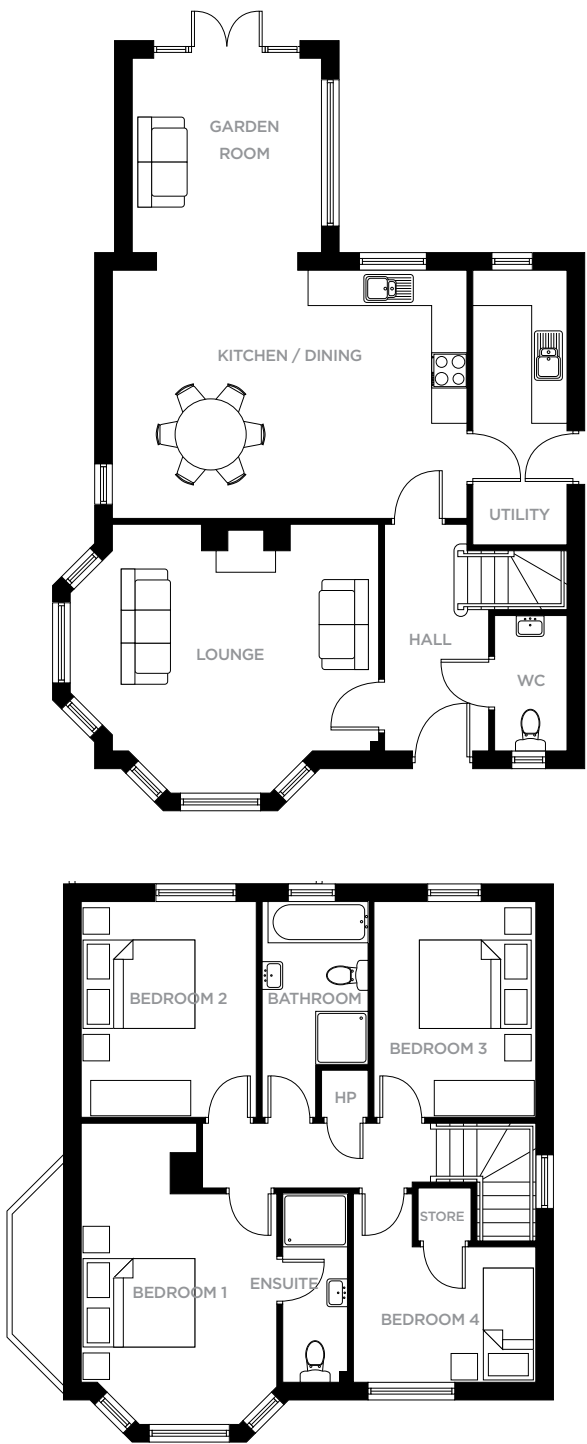


The kensington with Garden Room

- Four Bedroom Detached Home

Plots: 14

1533 Sq Ft



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

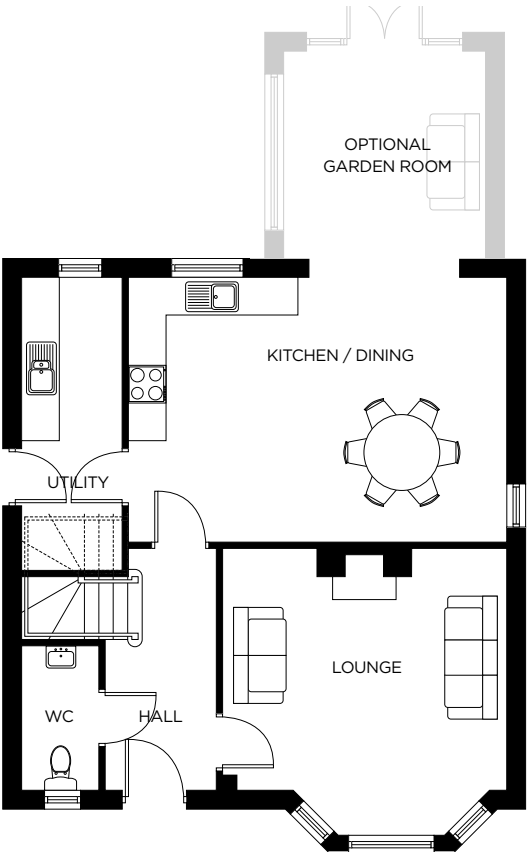
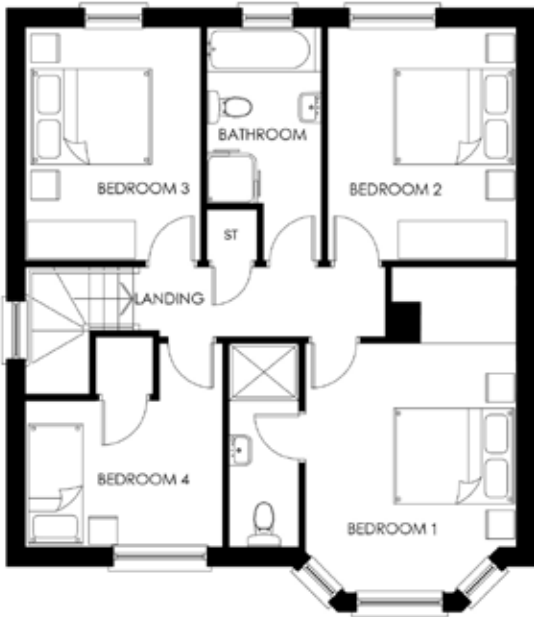
* All dimensions are based on the maximum room width and length.

The Mayfair

- Four Bedroom Detached Home

Plots: 31, 32, 33, 34

1395 Sq Ft
With optional Garden Room **1520 Sq Ft**



| Ground Floor | | | First Floor | | |
|----------------------|----------------|--------------|-------------|-----------------|--------------|
| Lounge | 15'0" x 14'10" | 4.57 x 4.53m | Bedroom 1 | 16'10" x 10'11" | 5.12 x 3.33m |
| Kitchen/Dining | 19'9" x 13'10" | 6.03 x 4.22m | Ensuite | — | — |
| Optional Garden Room | 10'10 x 10'7" | 3.30 x 3.22m | Bedroom 2 | 12'0" x 9'9" | 3.67 x 2.98m |
| Utility | — | — | Bedroom 3 | 12'0" x 9'0" | 3.67 x 2.75m |
| WC | — | — | Bedroom 4 | 10'6" x 10'2" | 3.20 x 3.10m |
| | | | Bathroom | — | — |
| | | | Store | — | — |

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



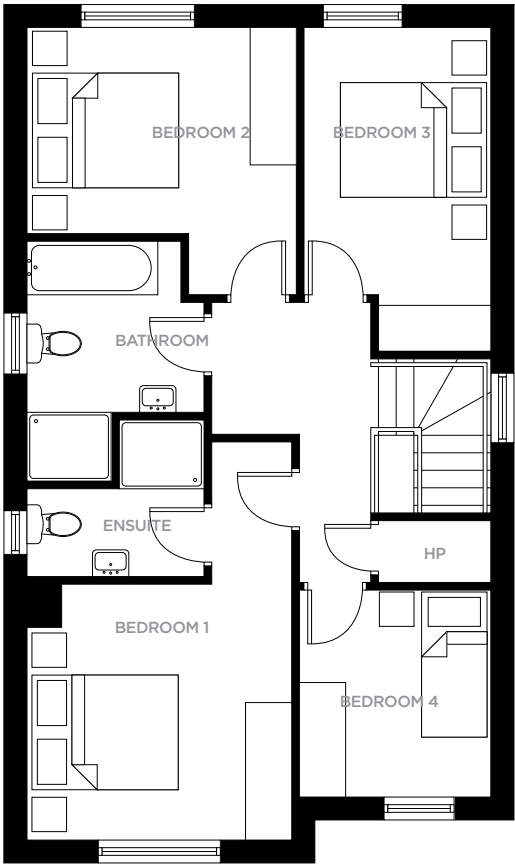
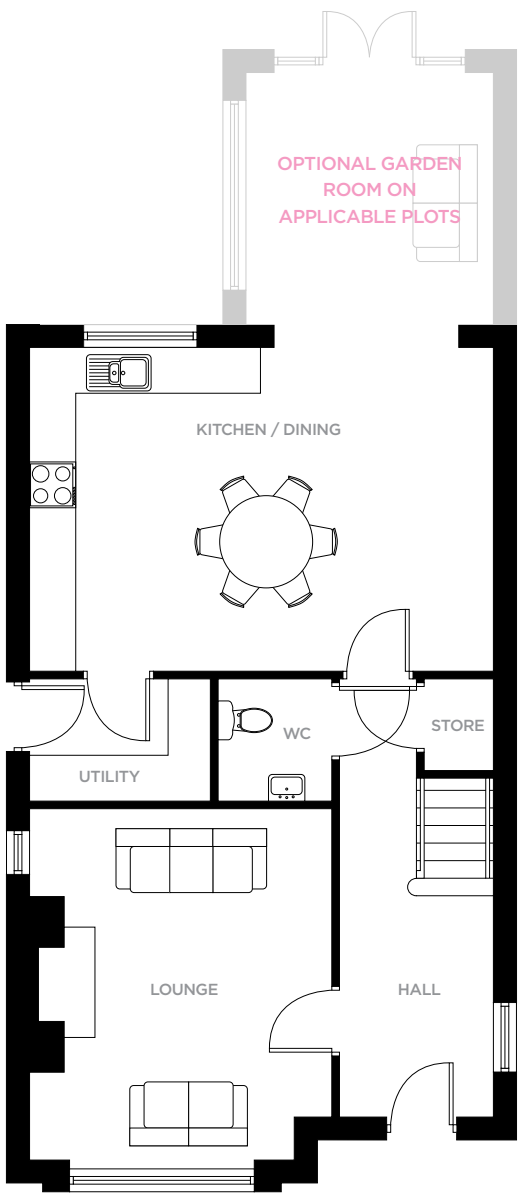
The Fulham

- Four Bedroom Detached Home

Plots: 41, 42, 43, 47

1349 Sq Ft

With optional Garden Room **1474 Sq Ft**



| Ground Floor | | | First Floor | | |
|----------------------|----------------|--------------|-------------|---------------|--------------|
| Lounge | 15'1" x 12'11" | 4.60 x 3.93m | Bedroom 1 | 17'1" x 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.



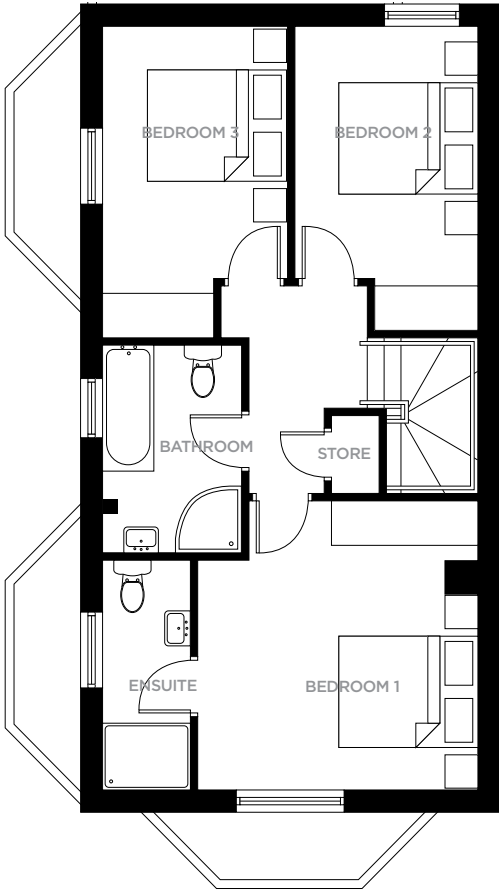
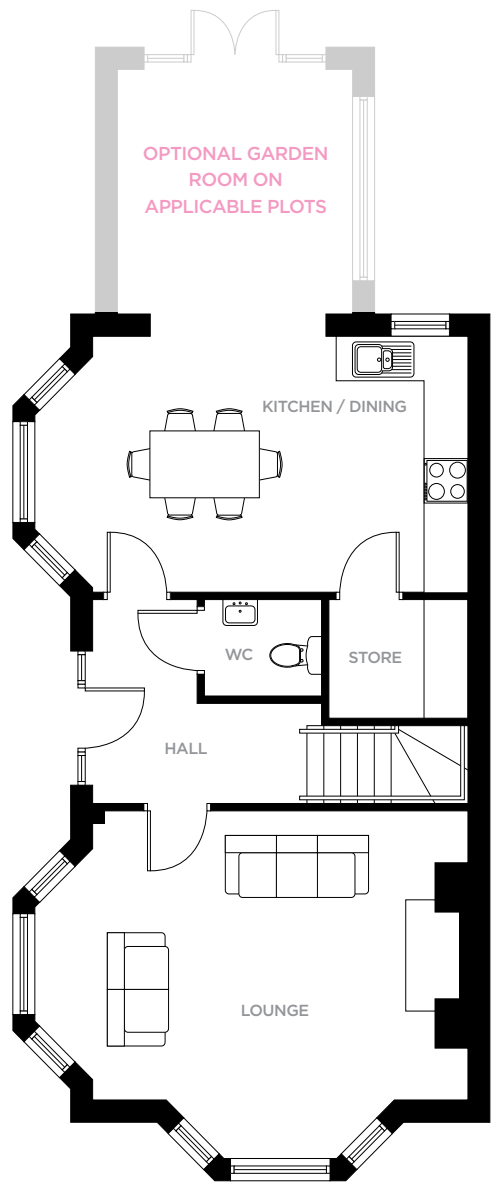
The Harrington

- Three Bedroom Detached Home

Plots: 24

1197 Sq Ft

With optional Garden Room 1321 Sq Ft



| Ground Floor | | | First Floor | | |
|----------------------|-----------------|--------------|-------------|----------------|--------------|
| Lounge | 16'10" x 12'10" | 5.12 x 3.90m | Bedroom 1 | 12'10" x 12'7" | 3.90 x 3.83m |
| Kitchen/Dining | 16'10" x 11'3" | 5.12 x 3.42m | Ensuite | — | — |
| Store | — | — | Bedroom 2 | 13'5" x 8'2" | 4.10 x 2.50m |
| WC | — | — | Bedroom 3 | 13'9" x 8'4" | 4.20 x 2.53m |
| Optional Garden Room | 10'10" x 10'7" | 3.30 x 3.22m | Store | — | — |
| | | | Bathroom | — | — |

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



The Camden

- Three Bedroom Detached Home

Plot: 23

1075 Sq Ft

With optional Garden Room 1198 Sq Ft



| Ground Floor | | | First Floor | | |
|----------------------|-----------------|--------------|-------------|---------------|--------------|
| Lounge | 15'11" x 11'2" | 4.86 x 3.40m | Bedroom 1 | 13'0" x 12'6" | 3.95 x 3.80m |
| Kitchen/Dining | 18'1" x 15'5" | 5.50 x 4.70m | Ensuite | — | — |
| Optional Garden Room | 10'10" x 10'10" | 3.30 x 3.30m | Bedroom 2 | 11'10" x 8'2" | 3.60 x 2.50m |
| Store | — | — | Bedroom 3 | 11'10" x 9'6" | 3.60 x 2.90m |
| WC | — | — | Bathroom | — | — |
| | | | Store | — | — |

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



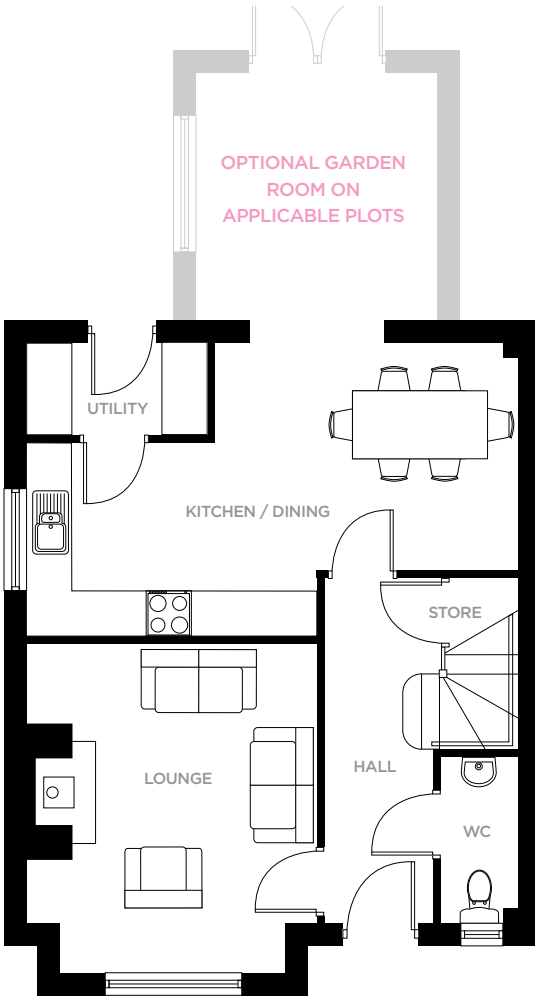
The Chancery

- Four Bedroom Semi-Detached Home

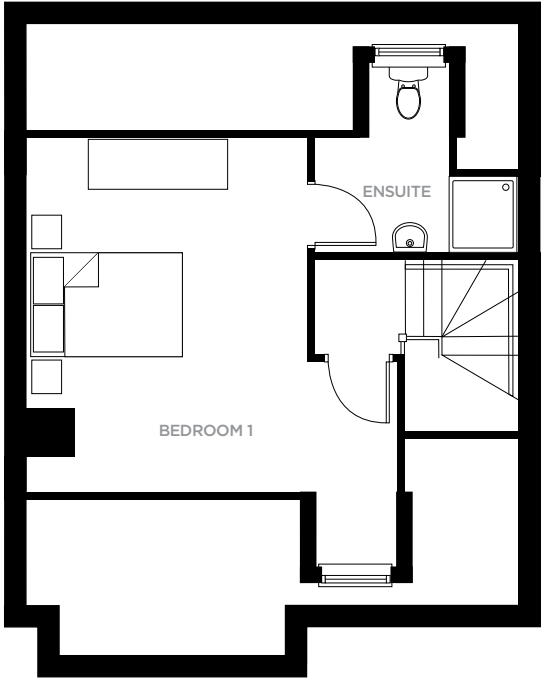
Plots: 35, 36, 37, 38, 39, 40

1443 Sq Ft

With optional Garden Room 1564 Sq Ft

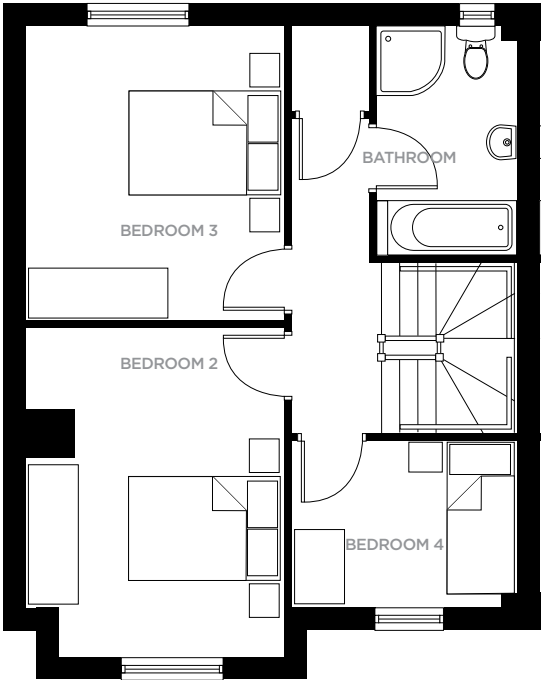


Ground Floor



Second Floor

| Ground Floor | | |
|----------------------|---------------|--------------|
| Lounge | 14'4" x 12'7" | 4.36 x 3.83m |
| Kitchen/Dining | 21'4" x 12'9" | 6.49 x 3.88m |
| Optional Garden Room | 10'9" x 10'6" | 3.28 x 3.19m |
| Utility | — | — |
| WC | — | — |
| First Floor | | |
| Bedroom 2 | 14'4" x 11'2" | 4.36 x 3.41m |
| Bedroom 3 | 12'9" x 11'2" | 3.88 x 3.41m |
| Bedroom 4 | 9'9" x 7'2" | 2.96 x 2.19m |
| Bathroom | — | — |
| Second Floor | | |
| Bedroom 1 | 16'1" x 15'5" | 4.89 x 4.70m |
| Ensuite | — | — |



First Floor

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



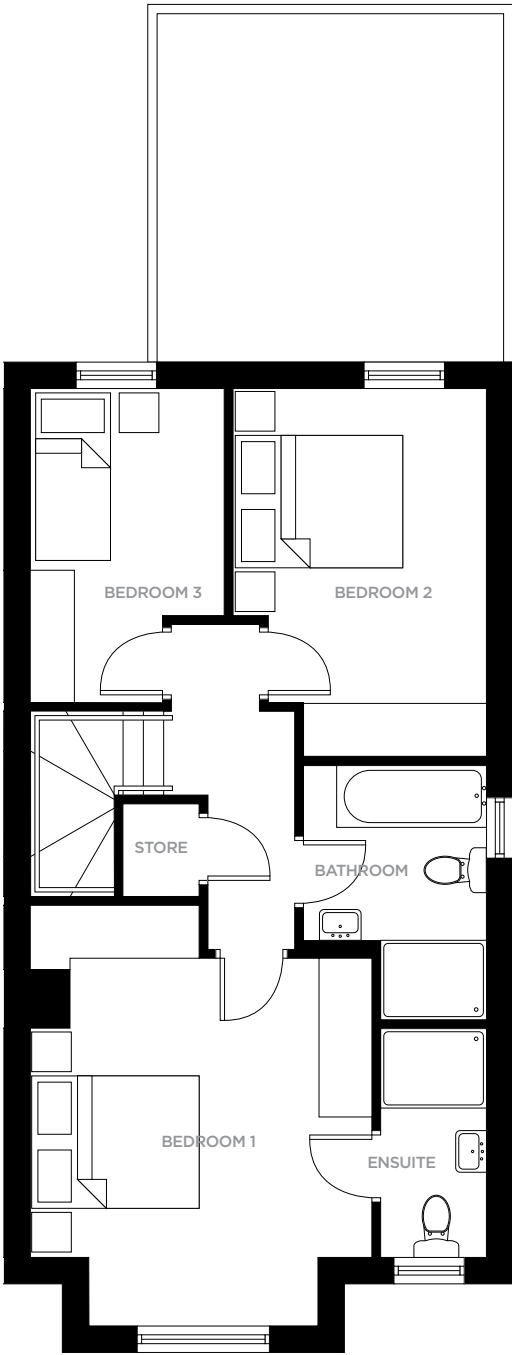
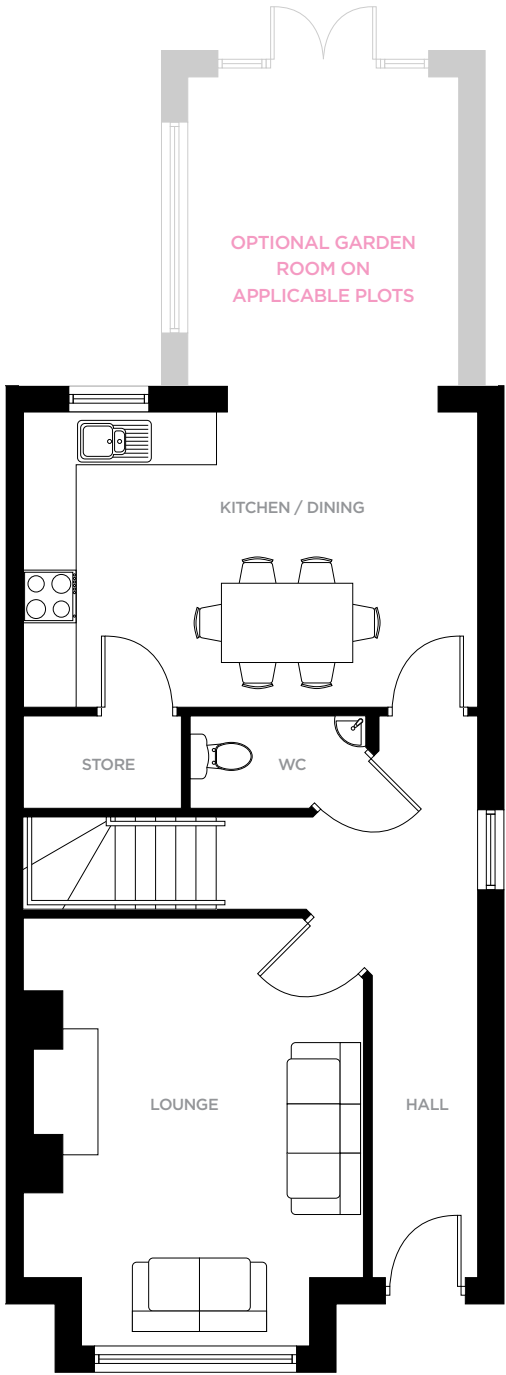
The Hurlingham

- Three Bedroom Semi-Detached Home

Plots: 12

1141 Sq Ft

With optional Garden Room 1268 Sq Ft



| Ground Floor | | | 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 | — | — |
| 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 Garden Room | 11'6" x 10'2" | 3.51 x 3.09m | Bathroom | — | — |
| | | | Store | — | — |

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

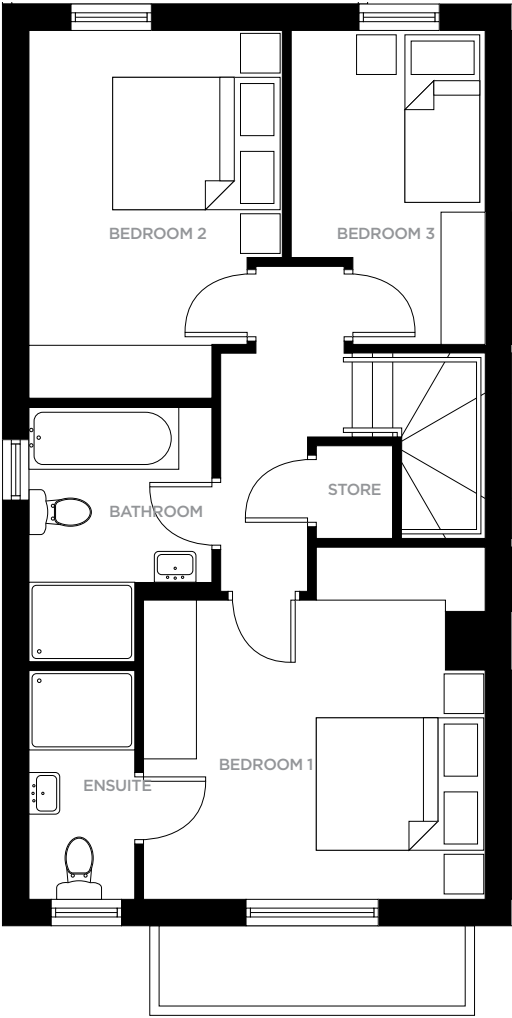
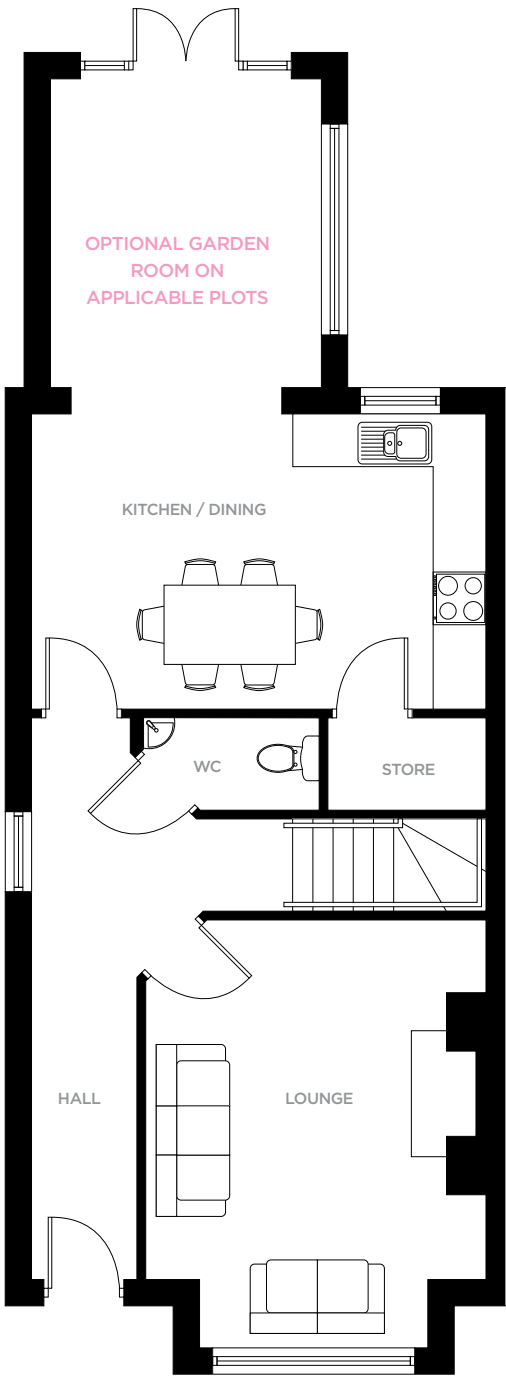


The Belgravia

- Three Bedroom Semi-Detached Home

Plots: 9, 11, 49

1119 Sq Ft
With optional Garden Room 1246 Sq Ft



| Ground Floor | | | First Floor | | |
|----------------------|---------------|--------------|-------------|---------------|--------------|
| Lounge | 16'0" x 12'9" | 4.87 x 3.88m | Bedroom 1 | 13'1" x 12'9" | 3.99 x 3.88m |
| Kitchen/Dining | 17'0" x 11'0" | 5.18 x 3.36m | Ensuite | — | — |
| Optional Garden Room | 11'7" x 9'10" | 3.52 x 2.99m | Bedroom 2 | 13'11" x 9'5" | 4.24 x 2.88m |
| Store | — | — | Bedroom 3 | 11'8" x 7'3" | 3.56 x 2.20m |
| WC | — | — | Bathroom | — | — |
| | | | Store | — | — |

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



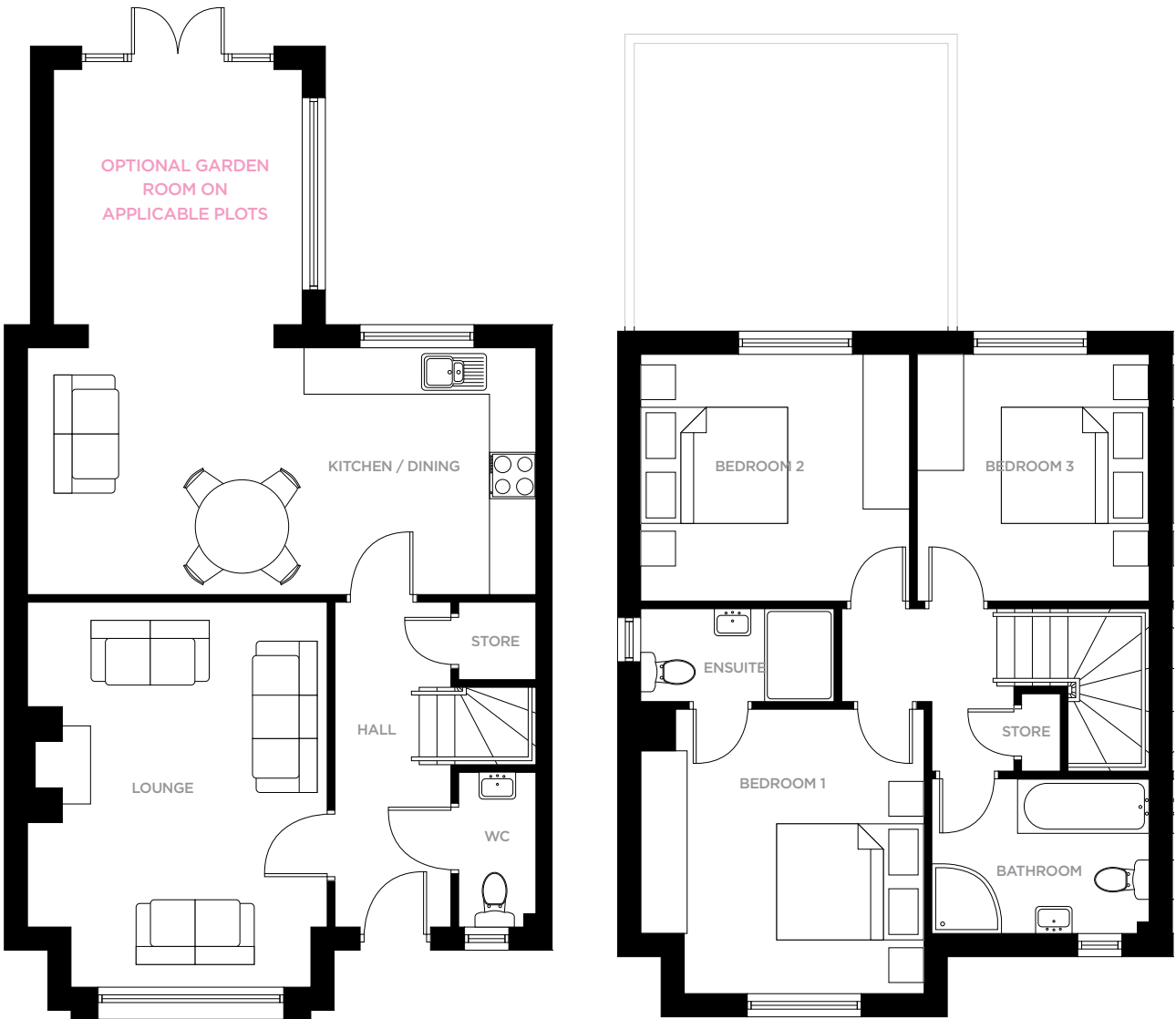
The Hester

- Three Bedroom Semi-Detached Home

Plots: 15, 16, 17, 18, 19, 20, 21, 22

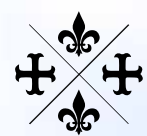
1113 Sq Ft

With optional Garden Room 1235 Sq Ft



| Ground Floor | | | First Floor | | |
|----------------------|----------------|--------------|-------------|---------------|--------------|
| Lounge | 16'4" x 12'9" | 4.98 x 3.88m | Bedroom 1 | 12'1" x 12'0" | 3.68 x 3.67m |
| Kitchen/Dining | 21'7" x 10'6" | 6.58 x 3.19m | Ensuite | — | — |
| Optional Garden Room | 10'10" x 10'7" | 3.30 x 3.22m | Bedroom 2 | 11'9" x 10'6" | 3.58 x 3.19m |
| Store | — | — | Bedroom 3 | 10'6" x 9'10" | 3.19 x 3.00m |
| WC | — | — | Bathroom | — | — |
| | | | Store | — | — |

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



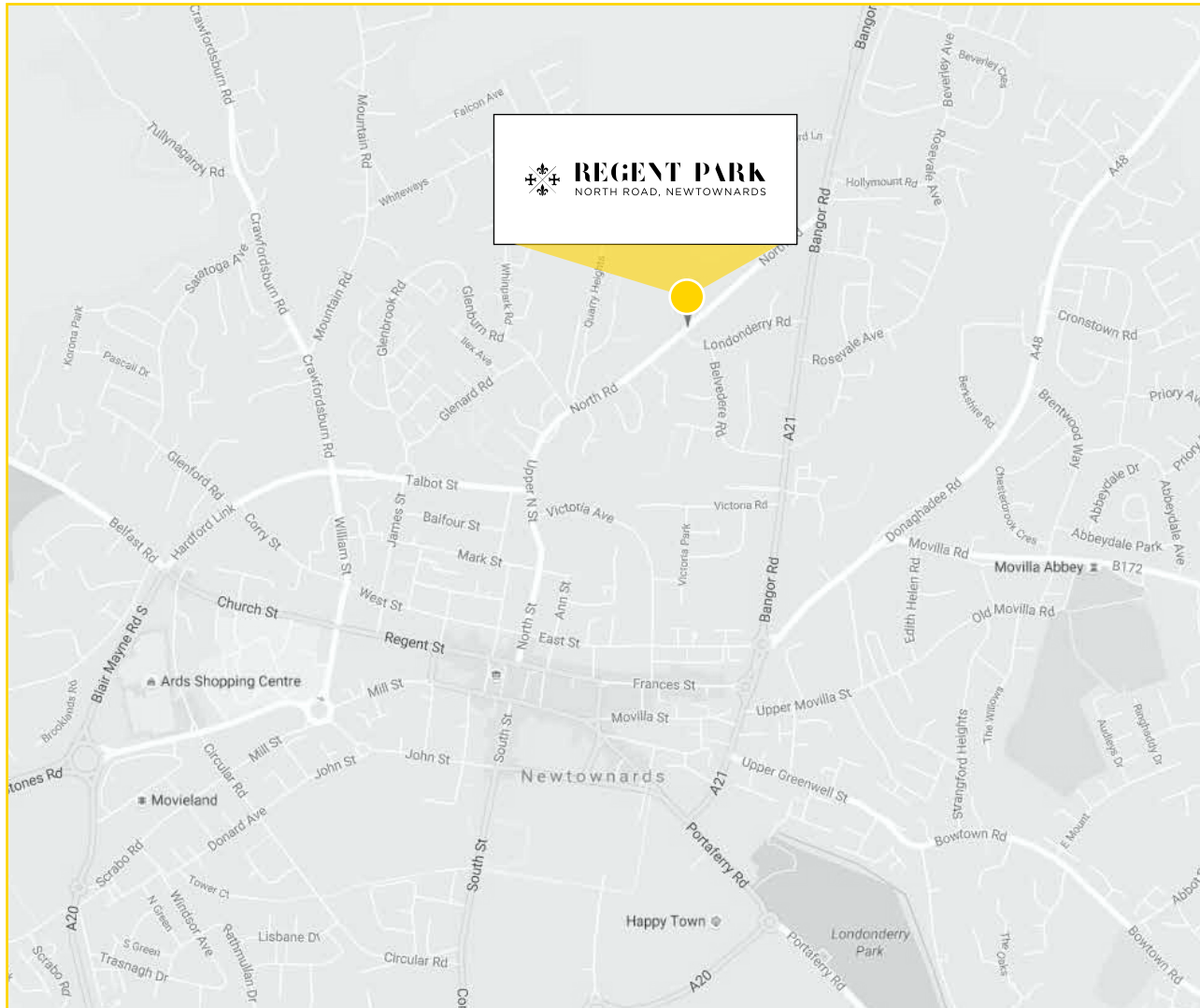
REGENT PARK

NORTH ROAD, NEWTOWNARDS



TRADITIONAL HOMES / HISTORIC SURROUNDINGS

SCRABO TOWER / NEWTOWNARDS AIRFIELD



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



www.hilmarkhomes.com



The details enclosed do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as their correctness. Neither the vendor, selling agent, nor any person employed in the companies has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and graphic illustrations are for reference purposes only and may be subject to change. All photographs of Hilmark Homes properties used in this publication are from a range of Hilmark Homes Developments and are for illustration purposes only. Postal street name will be Prince Regent Avenue.

www.hilmarkhomes.com

SALES AGENT:



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



T. 028 9180 0700
www.simonbrien.com