

The Hollows Manor

GILFORD ROAD, LURGAN

Address: THE HOLLOW MANOR, GILFORD ROAD, LURGAN
3 & 4 BEDROOM DETACHED
AND SEMI-DETACHED HOMES

HILMARK
HOMES



The Hollows Manor

GILFORD ROAD, LURGAN



Located just off the Gilford Road, The Hollows Manor is the next chapter in our sought after Longridge Development. Every home is individually designed to harmonise with the established surroundings while preserving the unique charm and ambience of The Hollows Manor.

The Hollows Manor is an exceptional place and we are proud to offer our homes to you.





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 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 Location

A home at The Hollows Manor means more than just a home in a beautiful area, it's an opportunity to live life to the fullest.

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.

Here you'll find historical landmarks such as the 19th century Brownlow House and impressive Town Hall. You can stroll along the distinct Market Street filled with food and fashion shopping. 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.

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

It's the perfect lifestyle mix for you.





Specification

As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of The Hollows Manor 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 & 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
- Inset electric flame fire
- 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 BT & fibre optic to the property
- 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

Bathrooms, En-suites & WC's

- Contemporary white sanitary ware with chrome fittings to include back to wall toilets throughout
- Thermostatically controlled Shower over bath

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

- with screen door where applicable
- Dual drencher shower fitting to either bathroom or ensuite.
- Separate shower enclosure with thermostatically controlled shower where applicable
- Heated chrome towel radiator to main bathroom and ensuite
- Wall hung vanity unit to either bathroom or ensuite
- LED recessed down lighters 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 and sinks
- Carpets with underfelt to lounge, bedrooms, stairs and landing

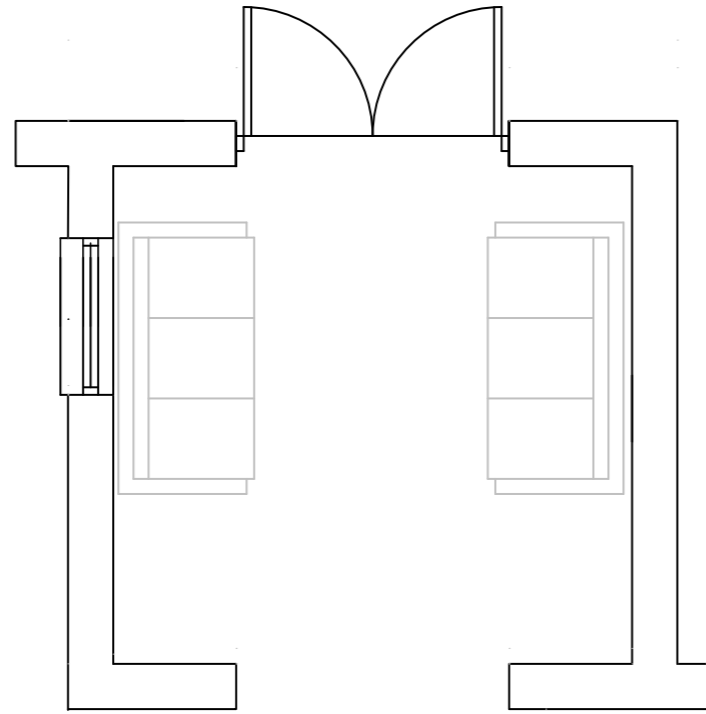
External Features

- PV solar panels fitted as standard
- Soft landscaping to front gardens (where applicable) in keeping with other houses in the development. Planting to be carried out Spring/Summer (Weather permitting)
- Timber frame construction
- Rear gardens rotovated and seeded in planting season (weather permitting)
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite front doors with secure multi-locking system and painted finish
- Outside water tap
- Boundary fencing to side and rear of gardens
- Feature external lighting to front and rear doors
- External double socket
- 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 and sizes may vary.















The Hollows Manor

GILFORD ROAD, LURGAN



- 
Swift
 Brick & Render
 Stone & Render
 4 Bedroom Detached Home
 Plots: 8*
 Plots: 10, 11
- 
Lewis
 Render & Brick
 Render & Stone
 4 Bedroom Detached Home
 Plots: 1, 23*
 Plots: 18*
- 
French
 Render & Brick
 Render & Stone
 4 Bedroom Detached Home
 Plots: 2, 3, 22
 Plots: 13, 21
- 
Heaney
 Render & Stone
 4 Bedroom Detached Home
 Plots: 12, 15
- 
Beckett
 Render & Brick
 Render & Stone
 4 Bedroom Detached Home
 Plots: 9, 73*
 Plots: 14
- 
Madden
 Render & Brick
 4 Bedroom Semi-Detached with Garden Room
 Plots: 4*, 5*
- 
Beaumont
 Render & Brick
 4 Bedroom Semi-Detached Home
 Plots: 19, 20
- 
Wilde
 Render & Brick
 3 Bedroom Detached Home
 Plot: 6
- 
Yeats
 Render & Brick
 3 Bedroom Semi-Detached Home
 Plot: 7
- 
Joyce
 Render & Brick
 Render & Stone
 3 Bedroom Semi-Detached Home
 Plots: 69, 70, 71, 72
 Plots: 16, 17

NOTE

*Garden Rooms included as standard on plots 4, 5, 8, 18, 23 & 73.





Swift

- Four Bedroom Detached Home

Brick & Render Plot: 8*
 Stone & Render Plots: 10, 11

1,654 Sq Ft (Excluding optional Garden Room)
 1,787 Sq Ft (Including Garden Room)*



Plot: 8

PLEASE NOTE:

*Plot 8 will be built with a Garden Room
 Garden Rooms are an additional cost and subject to availability on plot.
 Please refer to your selling agent and site map.



Ground Floor		
Lounge	16'7" x 11'3"	5.06 x 3.44m
Kitchen/Dining	18'5" x 15'5"	5.61 x 4.71m
Optional Garden Room	11'5" x 11'0"	3.47 x 3.36m
Utility	—	—
WC	—	—
Store	—	—
First Floor		
Bedroom 1	14'8" x 12'6"	4.47 x 3.81m
Dressing Area	8'10" x 5'11"	2.70 x 1.80m
Ensuite	—	—
Bedroom 2	12'7" x 11'3"	3.84 x 3.44m
Bathroom	—	—
Store	—	—
Second Floor		
Bedroom 3	13'11" x 12'6"	4.25 x 3.81m
Bedroom 4	15'4" x 12'7"	4.68 x 3.84m
Store	—	—

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





Lewis

- Four Bedroom Detached Home

Render & Brick Plots: 1, 23
 Render & Stone Plots: 18

1,484 Sq Ft (Excluding optional Garden Room)
 1,616 Sq Ft (Including Garden Room)



Plot: 1, 23



Plot: 18

PLEASE NOTE:

*Plot 18 & 23 will be built with a Garden Room
 Garden Rooms are an additional cost and subject to availability on plot.
 Please refer to your selling agent and site map.



Ground Floor			First Floor		
Lounge	16'7" x 11'4"	5.05 x 3.45m	Bedroom 1	12'11" x 11'4"	3.94 x 3.45m
Kitchen	12'10" x 8'10"	3.90 x 2.69m	Ensuite	—	—
Dining/Family	25'9" x 11'0"	7.86 x 3.49m	Bedroom 2	12'6" x 11'4"	3.80 x 3.45m
Optional Garden Room	11'5" x 11'5"	3.47 x 3.36m	Bedroom 3	12'11" x 9'3"	3.94 x 2.82m
Utility	—	—	Bedroom 4	9'3" x 8'10"	2.82 x 2.70m
Store	—	—	Bathroom	—	—
WC	—	—			

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





French

- Four Bedroom Detached Home

Render & Brick Plots: 2, 3, 22
 Render & Stone Plots: 13, 21

1,465 Sq Ft (Excluding optional Garden Room)

1,596 Sq Ft (Including optional Garden Room)



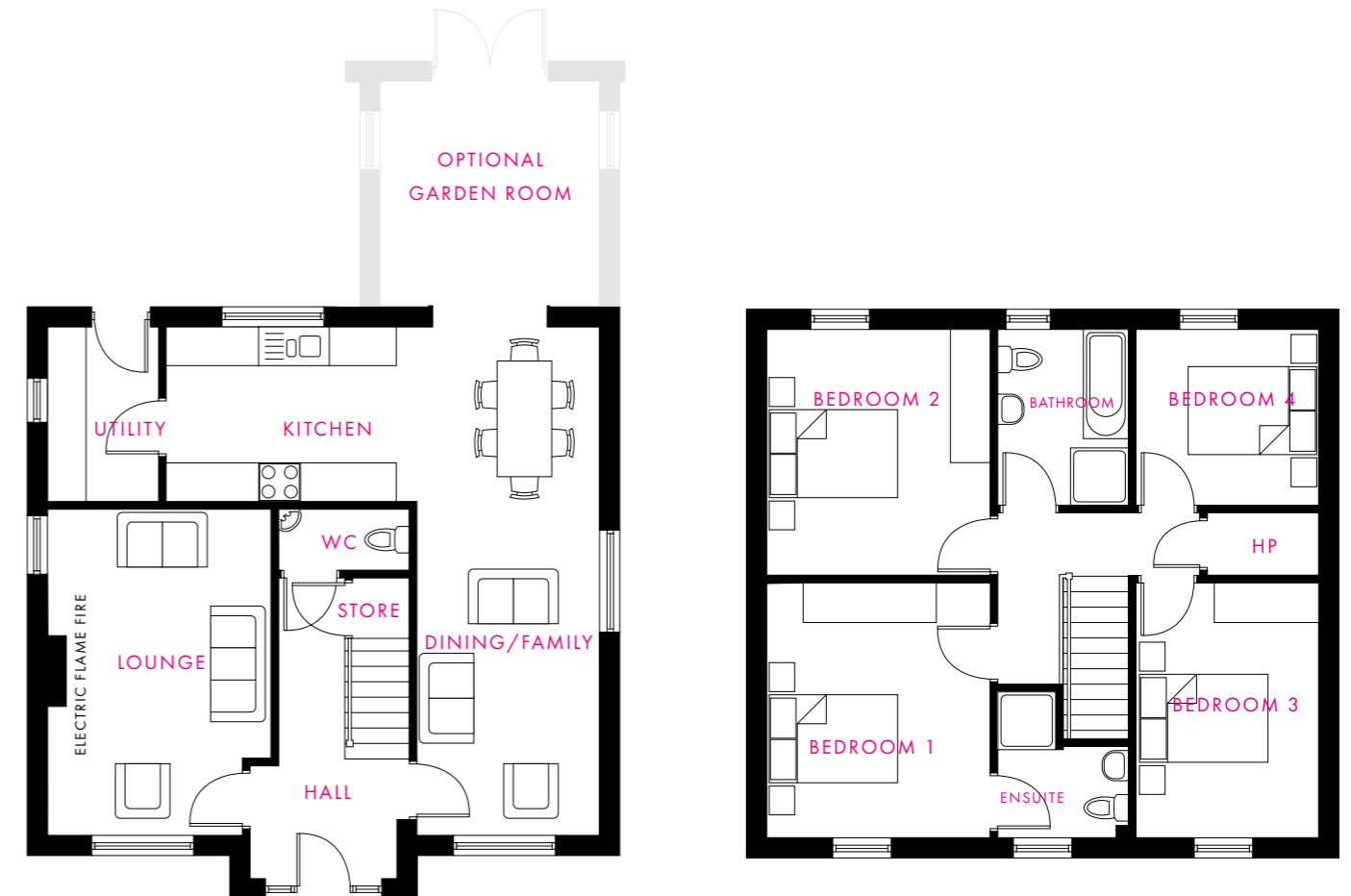
Plot: 13, 21



Plot: 2, 3, 22

PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.



Ground Floor			First Floor		
Lounge	16'7" x 11'4"	5.05 x 3.45m	Bedroom 1	12'11" x 11'4"	3.94 x 3.45m
Kitchen	12'10" x 8'10"	3.90 x 2.69m	Ensuite	—	—
Dining/Family	25'9" x 9'3"	7.86 x 2.82m	Bedroom 2	12'6" x 11'4"	3.80 x 3.45m
Optional Garden Room	11'5" x 11'0"	3.47 x 3.36m	Bedroom 3	12'11" x 9'3"	3.94 x 2.82m
Utility	—	—	Bedroom 4	9'3" x 8'10"	2.82 x 2.70m
Store	—	—	Bathroom	—	—
WC	—	—	Store	—	—

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





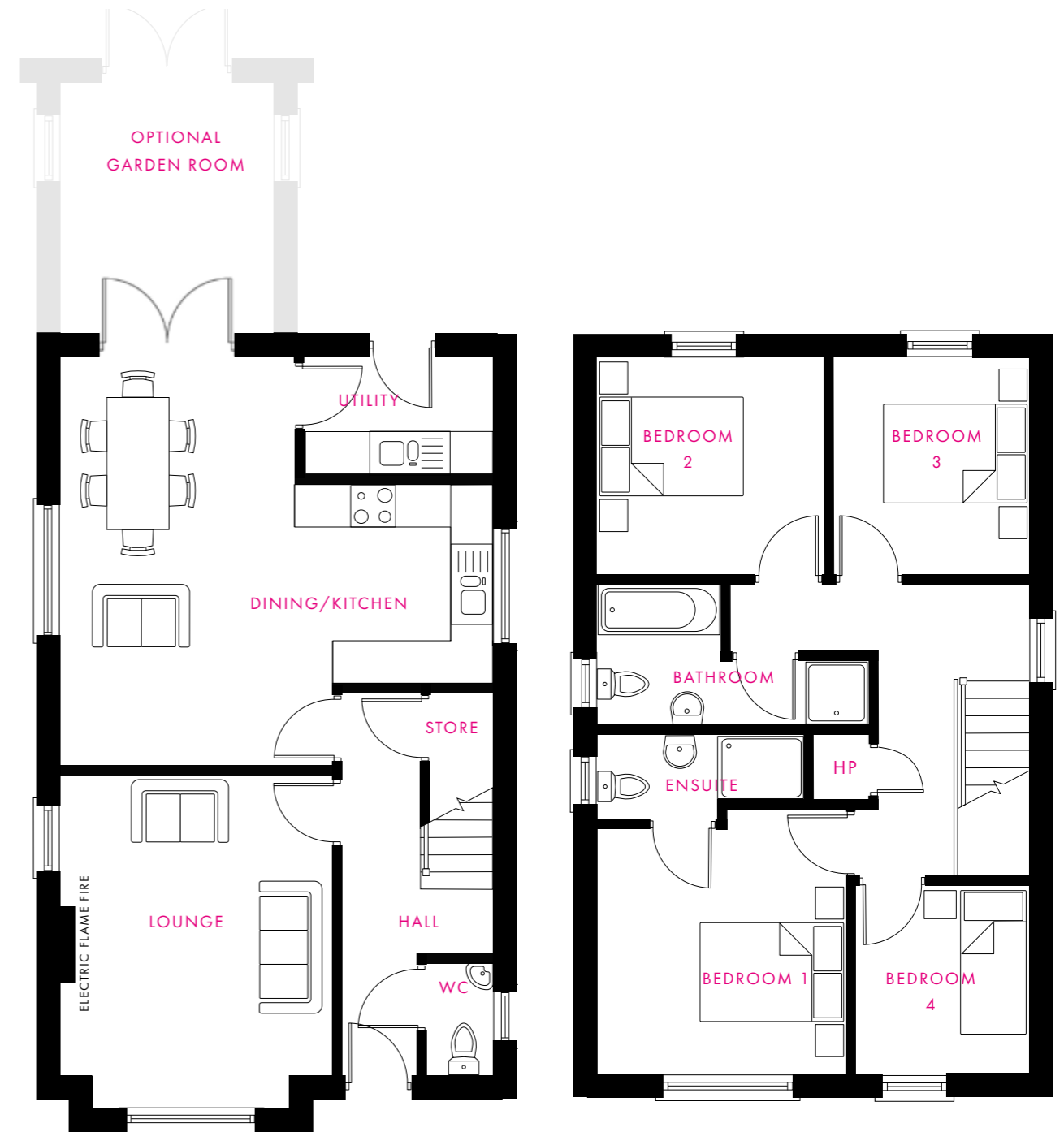
Heaney

- Four Bedroom Detached Home

Render & Stone Plots: 12,15

1318 Sq Ft (Excluding optional Garden Room)

1,435 Sq Ft (Including optional Garden Room)



PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.

Ground Floor			First Floor		
Lounge	16'10" x 13'0"	5.13 x 3.65m	Bedroom 1	12'0" x 11'3"	3.66 x 3.43m
Kitchen/Dining	19'6" x 18'6"	5.95 x 5.64m	Ensuite	—	—
Optional Garden Room	11'5" x 9'7"	3.47 x 2.91m	Bedroom 2	10'3" x 9'10"	3.13 x 2.99m
Utility	—	—	Bedroom 3	9'10" x 8'10"	2.99 x 2.70m
Store	—	—	Bedroom 4	8'6" x 7'10"	2.59 x 2.40m
WC	—	—	Bathroom	—	—

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





Beckett

- Four Bedroom Detached Home

Render & Brick Plots: 9, 73
 Render & Stone Plots: 14

1,303 Sq Ft (Excluding optional Garden Room)

1,419 Sq Ft (Including Garden Room)



Plot: 14



Plot: 9, 73

PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.



Ground Floor			First Floor		
Lounge	15'1" x 12'4"	4.61 x 3.75m	Bedroom 1	12'0" x 11'3"	3.66 x 3.43m
Kitchen/Dining	21'9" x 18'5"	6.62 x 5.61m	Ensuite	—	—
Optional Garden Room	11'5" x 9'7"	3.47 x 2.91m	Bedroom 2	10'3" x 9'10"	3.13 x 2.99m
Utility	—	—	Bedroom 3	9'10" x 8'10"	2.99 x 2.70m
Store	—	—	Bedroom 4	8'6" x 7'10"	2.59 x 2.40m
WC	—	—	Bathroom	—	—

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





Madden

- Four Bedroom Semi-Detached Home With Garden Room

Render & Brick Plots: 4, 5

1,682 Sq Ft (Including Garden Room)



Ground Floor

Lounge	18'3" x 14'4"	5.57 x 4.37m
Kitchen/Dining	18'3" x 12'1"	5.55 x 3.69m
Garden Room	11'5" x 9'7"	3.47 x 2.91m
Utility	—	—
WC	—	—

First Floor

Bedroom 1 (Including dressing area)	18'3" x 15'8"	5.57 x 4.77m
Ensuite	—	—
Bedroom 2	12'2" x 12'2"	3.70 x 3.70m
Bathroom	—	—

Second Floor

Bedroom 3	18'3" x 10'8"	5.57 x 3.24m
Bedroom 4	12'1" x 10'11"	3.68 x 3.32m

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

PLEASE NOTE:

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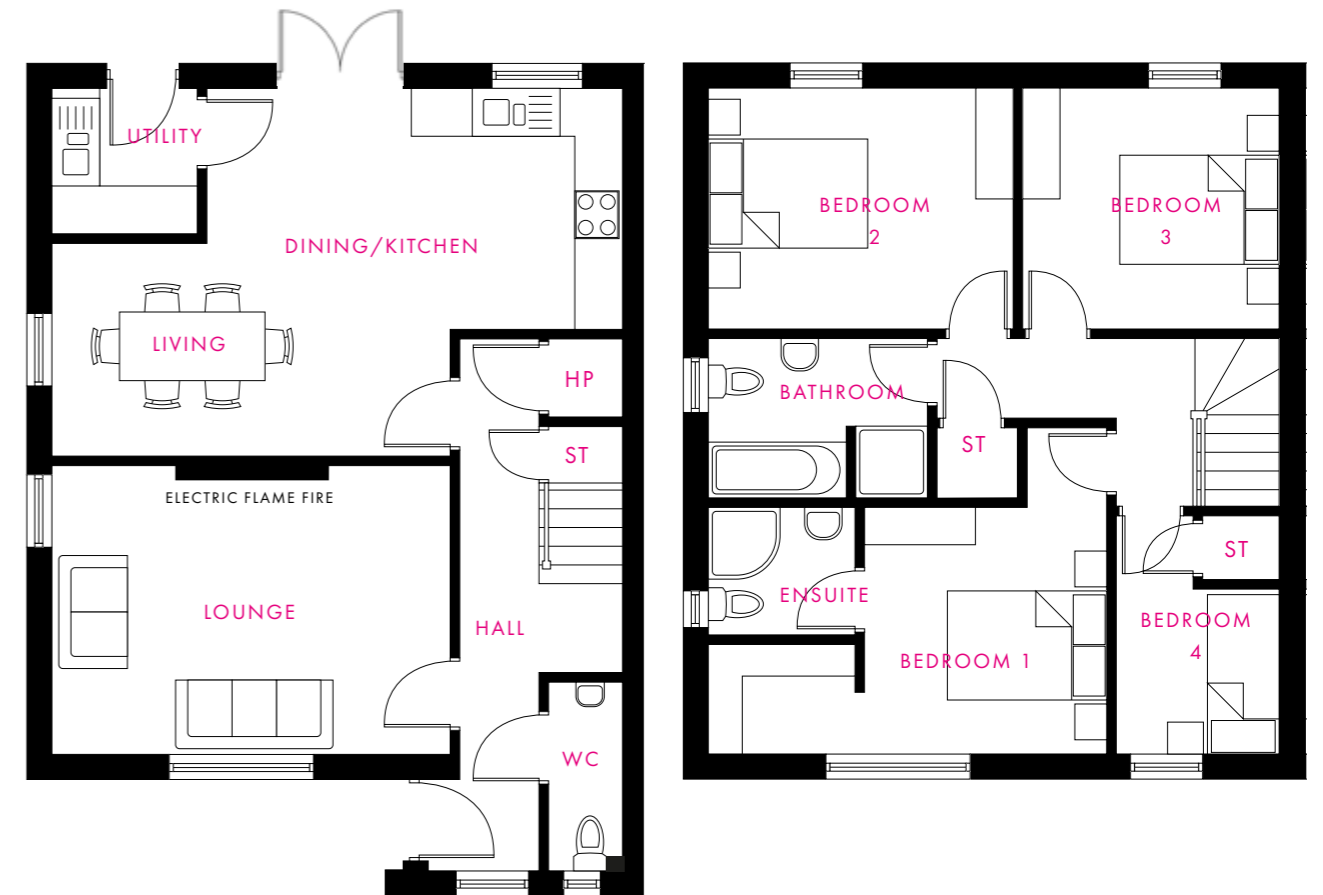


Beaumont

- Four Bedroom Semi-Detached Home

Render & Stone Plots: 19, 20

1,318 Sq Ft



Ground Floor			First Floor		
Lounge	16'4" x 11'10"	4.98 x 3.60m	Bedroom 1	13'4" x 10'0"	4.07 x 3.04m
Kitchen/Living/Dining	23'5" x 15'1"	7.14 x 4.59m	Ensuite	—	—
Utility	—	—	Dressing Area	6'0" x 4'4"	1.82 x 1.31m
Store	—	—	Bedroom 2	12'6" x 9'10"	3.80 x 3.00m
WC	—	—	Bedroom 3	10'6" x 9'10"	3.21 x 3.00m
			Bedroom 4	9'9" x 6'9"	2.97 x 2.05m
			Store	—	—
			Bathroom	—	—

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



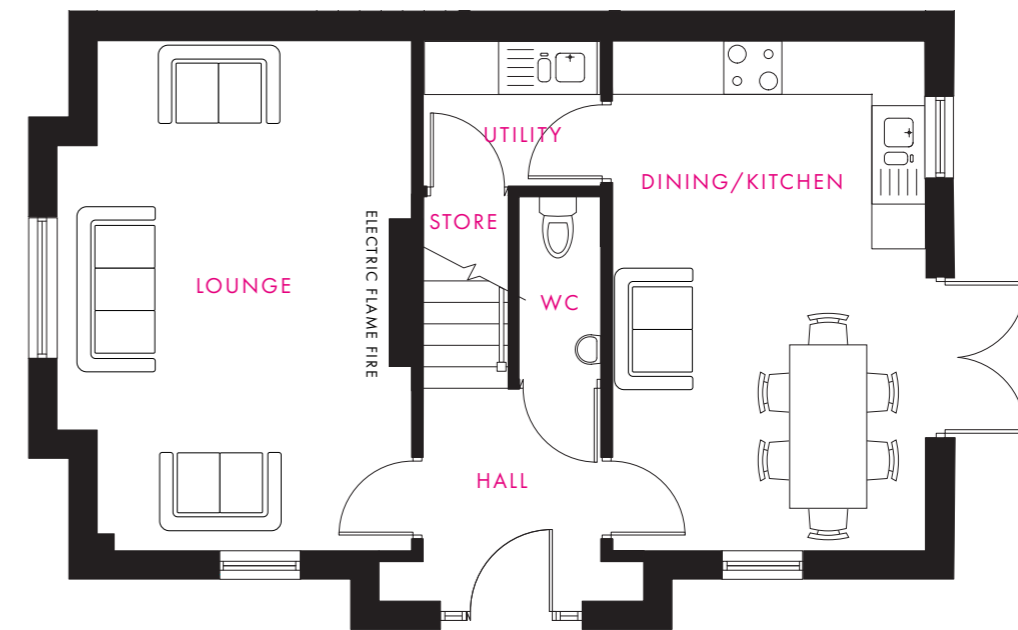
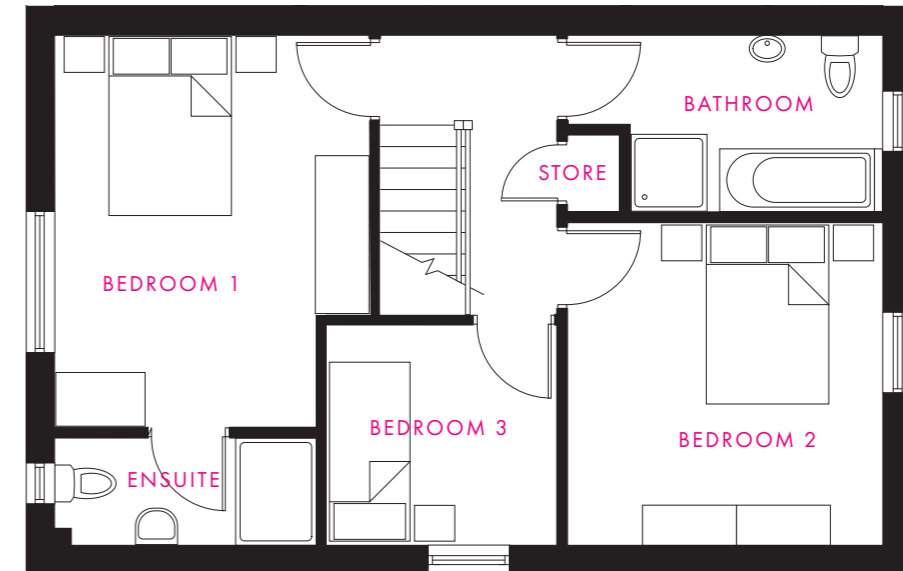


Wilde

- Three Bedroom Semi-Detached Home

Render & Brick Plot: 6

1,162 Sq Ft



Ground Floor			First Floor		
Lounge	18'8" x 13'0"	5.68 x 3.95m	Bedroom 1	14'4" x 11'6"	4.36 x 3.50m
Kitchen/Dining	18'8" x 11'5"	5.68 x 3.47m	Ensuite	—	—
Utility	—	—	Bedroom 2	11'9" x 11'6"	3.58 x 3.50m
Store	—	—	Bedroom 3	8'8" x 8'0"	2.65 x 2.44m
WC	—	—	Bathroom	—	—
			Store	—	—

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



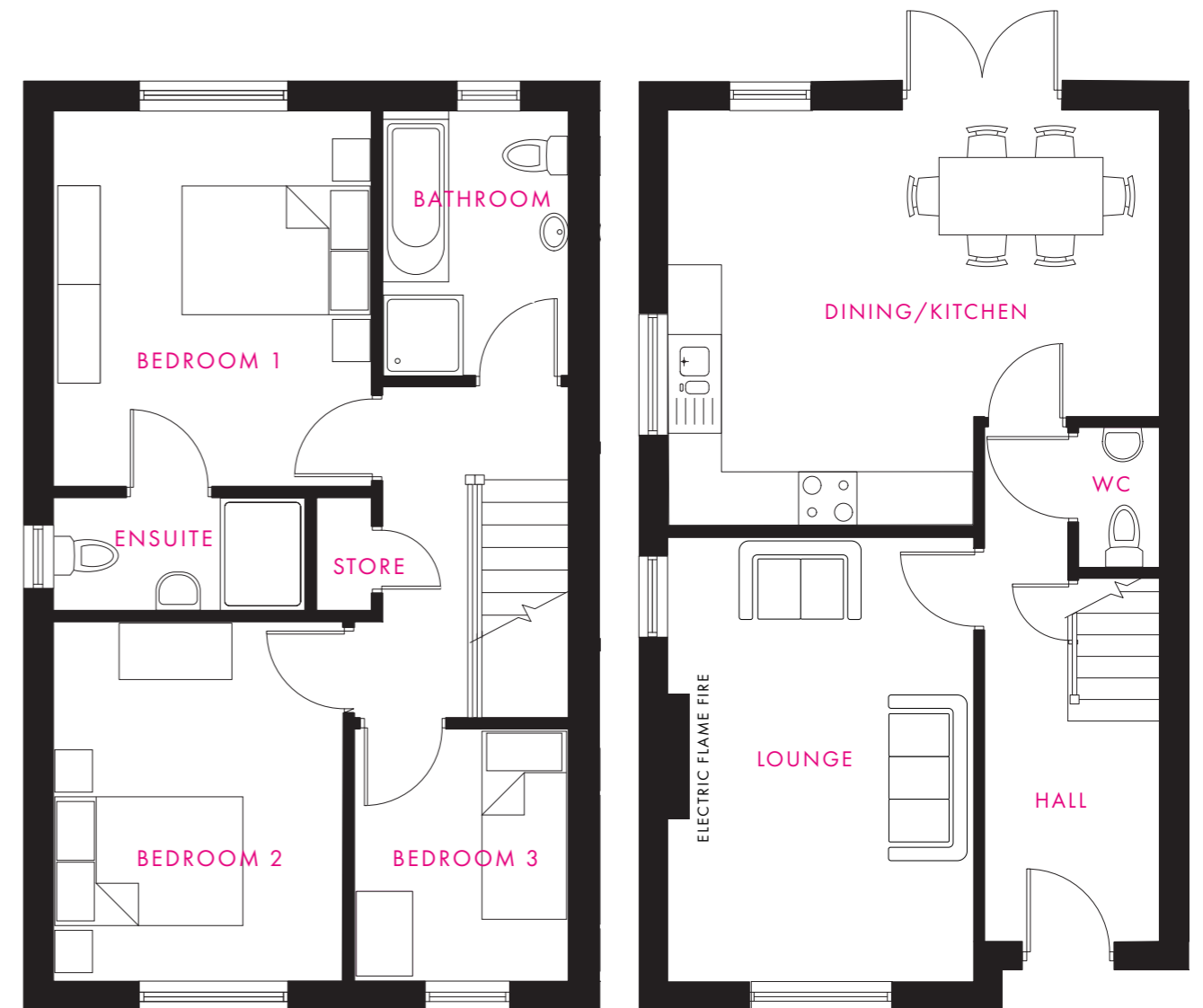


Yeats

- Three Bedroom Semi-Detached Home

Render & Brick Plot: 7

1,099 Sq Ft



Ground Floor			First Floor		
Lounge	16'2" x 11'0"	4.93 x 3.36m	Bedroom 1	13'0" x 11'0"	3.97 x 3.36m
Kitchen/Dining	17'11" x 15'1"	5.45 x 4.61m	Bedroom 2	12'6" x 10'0"	3.80 x 3.06m
Store	—	—	Bedroom 3	8'9" x 7'6"	2.66 x 2.28m
WC	—	—	Bathroom	—	—
			Store	—	—

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





Joyce

- Three Bedroom Semi-Detached Home

Render & Brick Plots: 69, 70, 71, 72
 Render & Stone Plots: 16, 17

1115 Sq Ft (Excluding optional Garden Room)

1232 Sq Ft (Including optional Garden Room)



Plot: 16, 17



Plot: 69, 70, 71, 72

PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.



Ground Floor

Lounge	15'10" x 10'11"	4.82 x 3.33m
Kitchen/Dining	17'11" x 15'1"	5.45 x 4.60m
Optional Garden Room	11'5" x 9'7"	3.47 x 2.91m
Store	—	—
WC	—	—

First Floor

Bedroom 1	13'1" x 11'0"	3.98 x 3.36m
Ensuite	—	—
Bedroom 2	13'8" x 10'4"	4.16 x 3.14m
Bedroom 3	9'1" x 7'3"	2.78 x 2.20m
Bathroom	—	—
Store	—	—

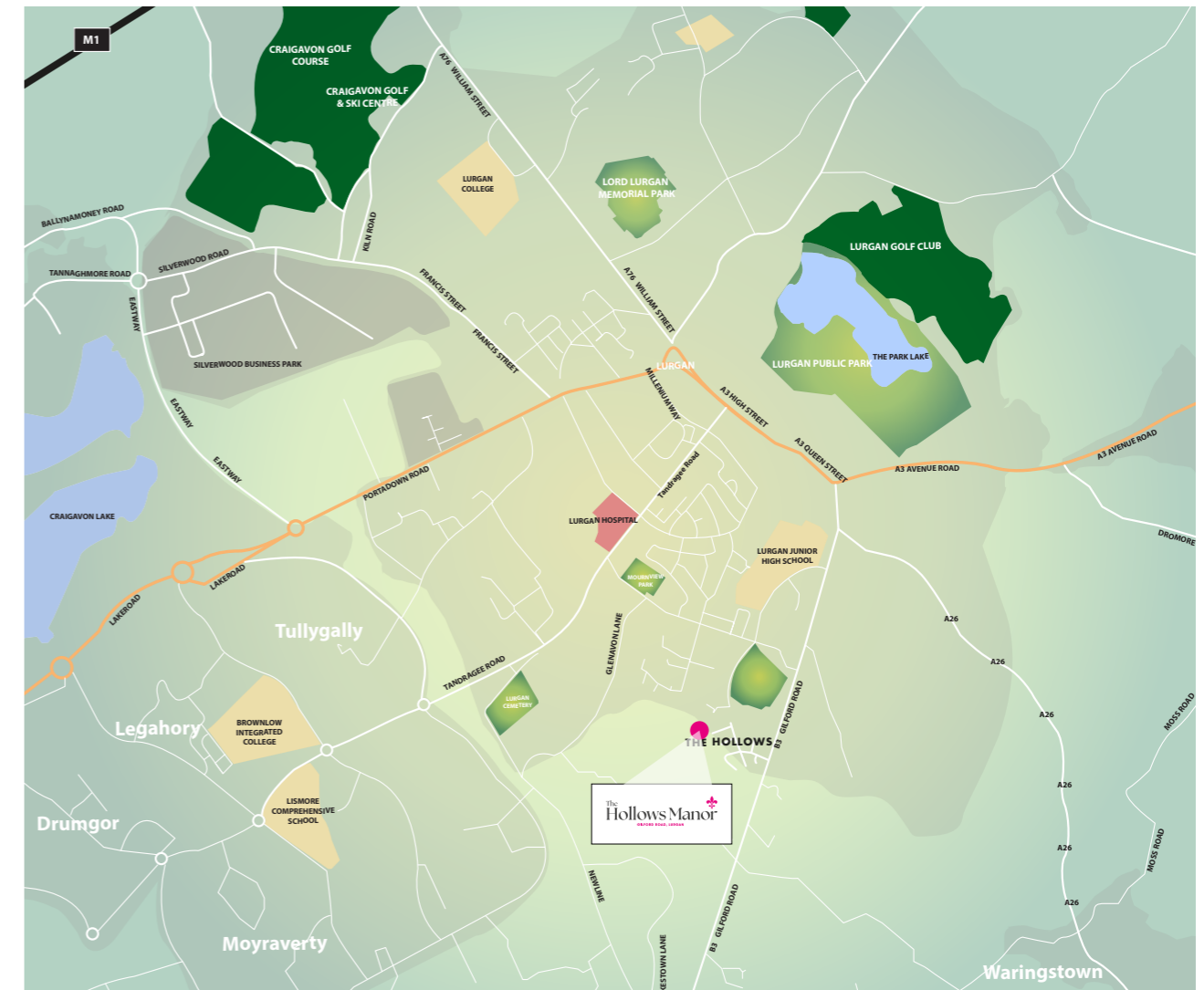
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The
Hollows Manor
GILFORD ROAD, LURGAN





Sales Agents

For the latest information on availability and future developments at The Hollows Manor please visit our website: hilmarkhomes.com



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Location

The Hollows Manor, off the Gilford Road gives you a beautiful family home in a desirable area near the city and countryside, with easy access to the motorway and other major commuter routes to Belfast and surrounding towns.





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