

Phase Two

3 & 4 BEDROOM DETACHED
AND SEMI DETACHED HOMES

Location: INN ROAD, DOLLINGSTOWN
LURGAN

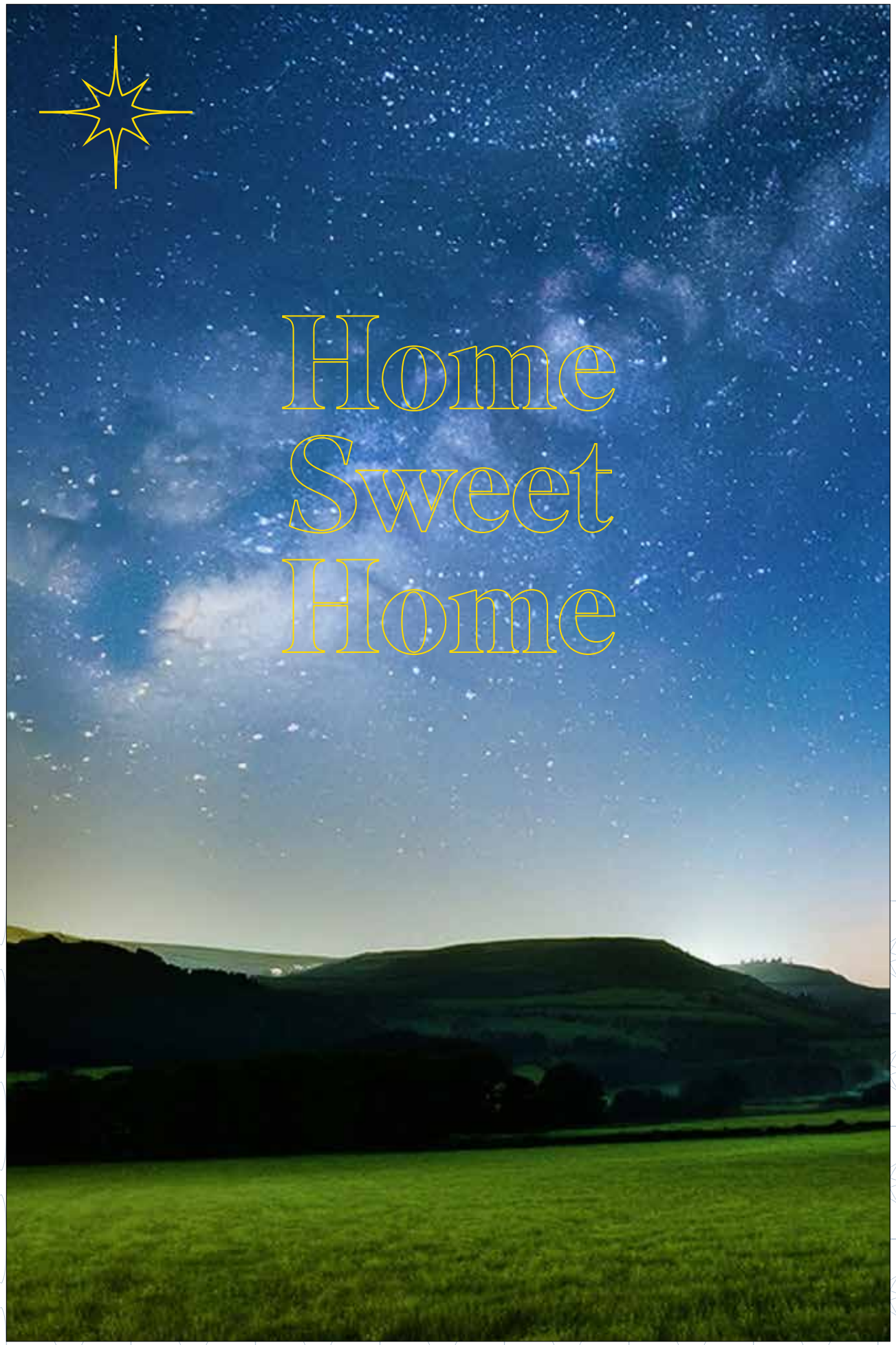


Inn Road
Manor

Dollingstown

Your Serene Haven.





Home Sweet Home



Hilmark Homes

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 Inn Road Manor means more than just a home in a beautiful area, it's an opportunity to live life to the fullest.

Located between the historic towns of Moira and Lurgan, Dollingstown offers a stunning place to live with easy access to the picturesque landscapes and surrounding areas, perfect for outdoor enthusiasts.

As a smaller townland, Dollingstown offers a relaxed, close-knit community feel that appeals to families and those looking for a peaceful environment.

The area benefits from excellent road connectivity, including access to the M1 motorway, making commutes to Belfast, Lisburn, and other key locations quick and straightforward.

Modern living meets countryside charm in Dollingstown.



Specification

As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of Inn Road 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 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
- Caple Canis single bowl Geotech Granite Sink (in a choice of colours) kitchen only
- Caple Canis Single Lever Tap (in a choice of colours) kitchen only
- Stainless steel sink in Utility where applicable with lever tap
- Plumbing and electric supply for washing machine and tumble dryer 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
- Solid Mexicano Internal Doors with Painted Finish
- 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.

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.

Bathrooms, En-suites & WC's

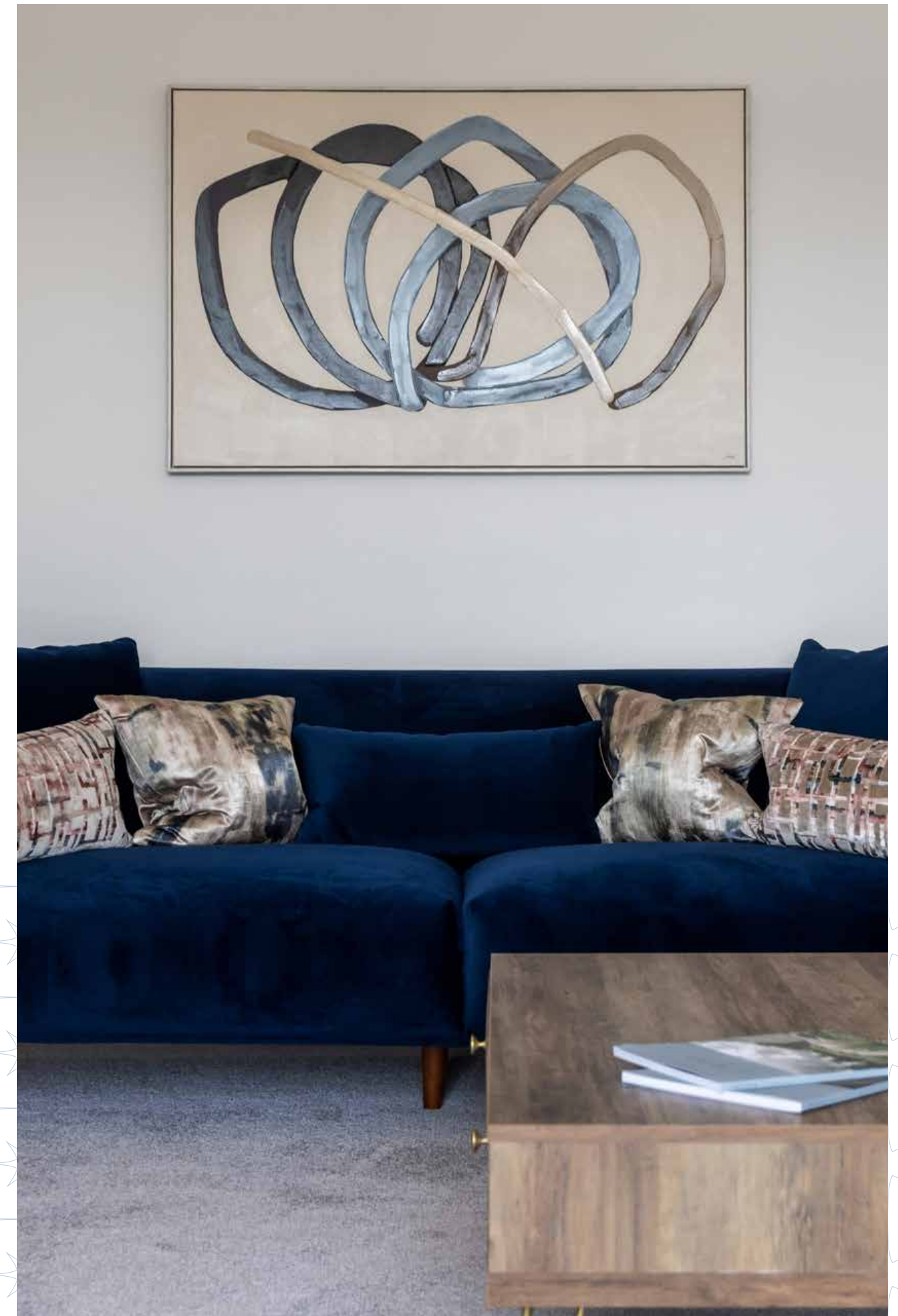
- Contemporary white sanitary ware with chrome fittings to include back to wall toilets throughout
- Thermostatically controlled Shower over bath with screen door where applicable
- Separate shower enclosure with thermostatically controlled shower where applicable
- Heated chrome towel radiator to main bathroom and ensuite
- Dual drencher shower head to either bathroom or en-suite
- LED recessed downlighters to main bathroom and ensuite
- Wall hung vanity unit to either bathroom or en-suite (choice of colour)

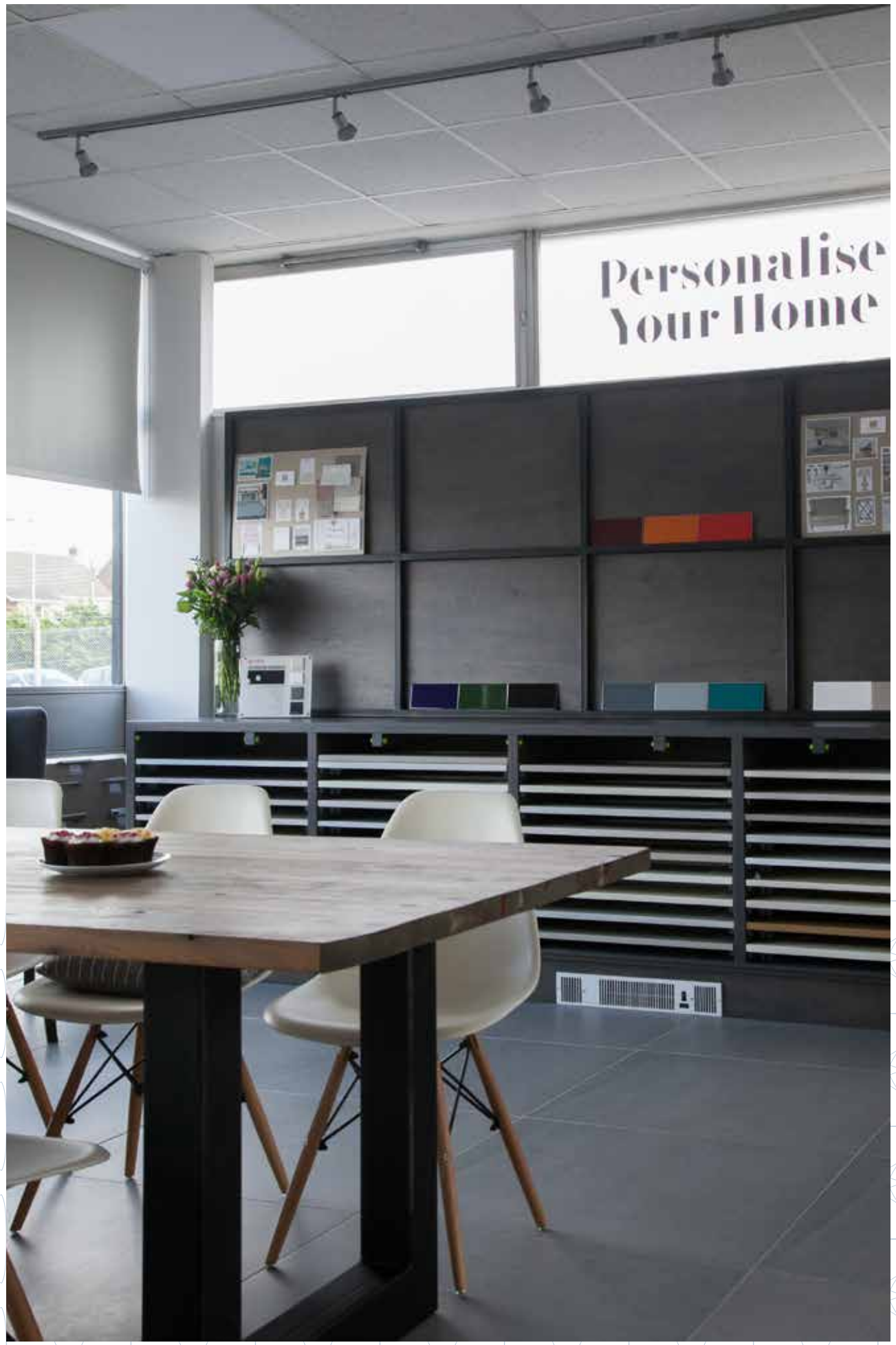
Floor Coverings & Tilings

- 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 partial 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 painted finish
- Outside water tap
- Boundary fencing to side and rear gardens
- Feature external lighting to front and rear doors
- External double socket
- 10 year Global Homes structural warranty





The Hilmark Homes Get-Ready-Room

We offer a comprehensive, modern move-in-ready specification as standard on all of our developments and Inn Road Manor 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.





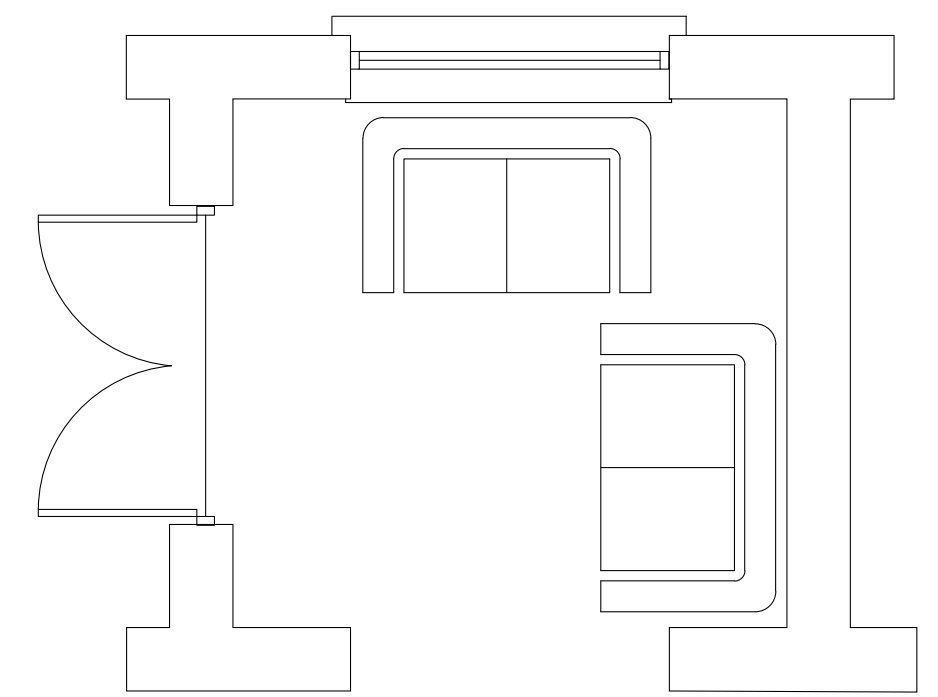
Harnessing Solar Power for Energy Efficiency



Solar Power.

Homes at Inn Road Manor include solar panels as a standard feature. These panels capture energy from the sun and convert it into clean, renewable electricity that can be used to help power your home.

The panels are positioned to suit the orientation and layout of each property, helping to maximise exposure to sunlight. This thoughtful placement supports greater energy efficiency, can help reduce electricity costs, and contributes to lowering your home's environmental impact.

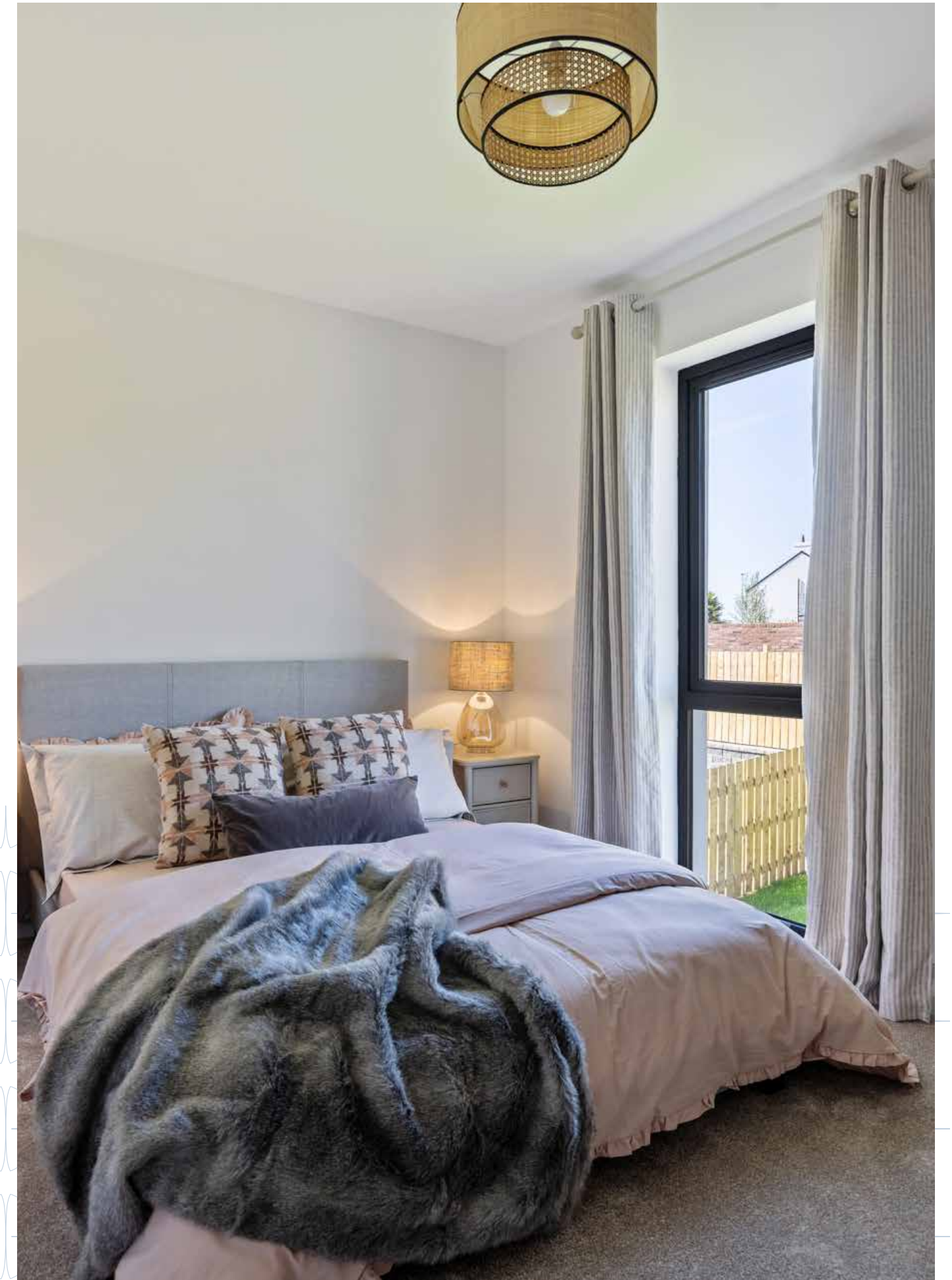


Garden Room*

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, also depending on current build status.**

Garden room layout for illustration purposes only. Door and window layouts may vary.



Inn Road Manor

Dollingstown



The Slievegarron — Four Bedroom Three Storey Detached
Plots: 34, 35, 42, 43, 49, 50, 51, 52



The Cratlieve — Four Bedroom Three Storey Detached with Garden Room
Plots: 32, 33, 44, 45



The Cotracloghy — Four Bedroom Three Storey Detached Home with Snug
Plots: 27



The Gullion — Four Bedroom Detached
Plots: 48



The Deehomed — Four Bedroom Detached
Plots: 31



The Knockiveagh — Three Bedroom Detached
Plots: 30



The Tullyhappy — Four Bedroom Three Storey Semi-Detached with Garden Room
Plots: 38, 39, 40, 41, 46, 47



The Arderin — Four Bedroom Three Storey Semi Detached Home with Snug
Plots: 28, 29



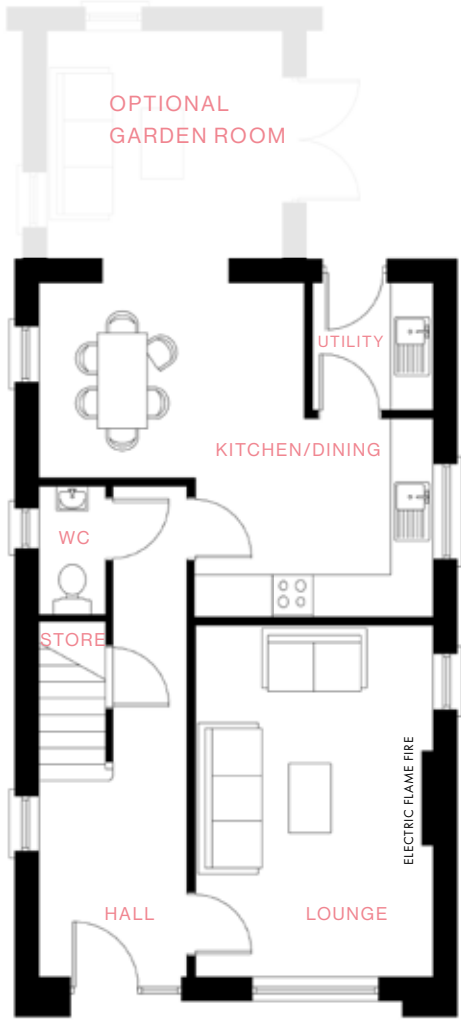


The Slievegarron

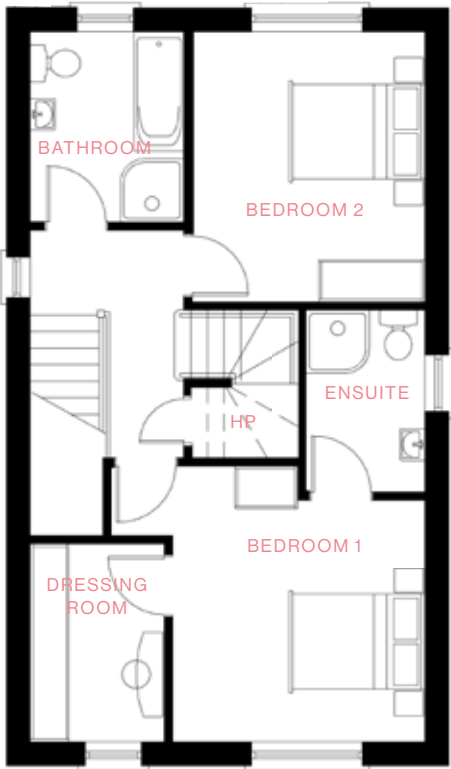
- Four Bedroom Three Storey Detached Home

Plots: 34, 35, 42*, 43 & 52* - Render & Brick
Plots: 49, 50 & 51* - Brick & Render

1,678 Sq Ft
Including Garden Room: **1,794 Sq Ft**
Plots 42, 51 & 52 will be built with Garden Rooms*



Ground Floor

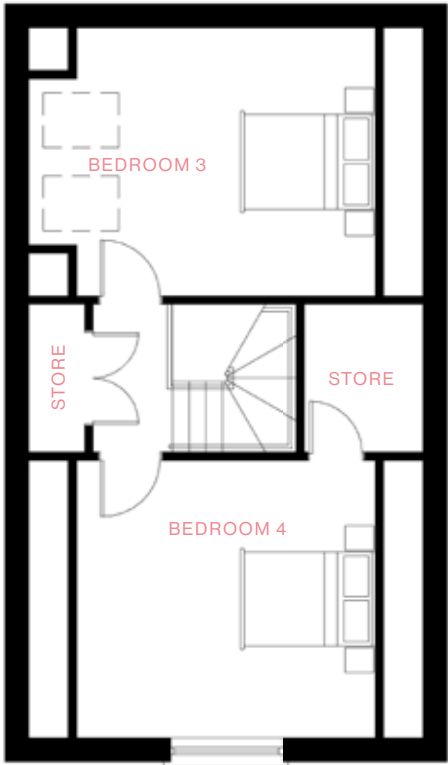


First Floor

Ground Floor		
Lounge	16'5" x 11'1"	5.01 x 3.39m
Kitchen/Dining/Utility	18'5" x 15'7"	5.61 x 4.76m
Optional Garden Room	11'0" x 10'8"	3.36 x 3.25m
WC	—	—
Store	—	—

First Floor		
Bedroom1	18'5" x 12'11"	5.61 x 3.93m
Ensuite	—	—
Dressing Room	—	—
Bedroom2	12'7" x 10'11"	3.84 x 3.32
Bathroom	—	—

Second Floor		
Bedroom3	13'11" x 12'6"	4.25 x 3.82m
Bedroom4	13'11" x 13'0"	4.25 x 3.96m
Store	—	—



Second Floor

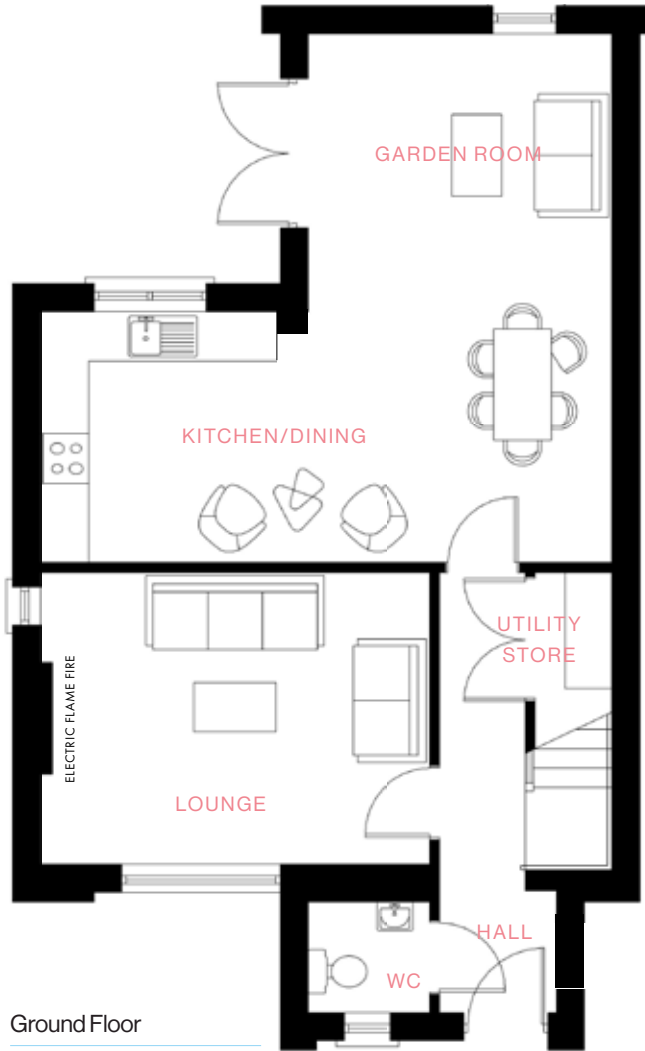


The Cratlieve

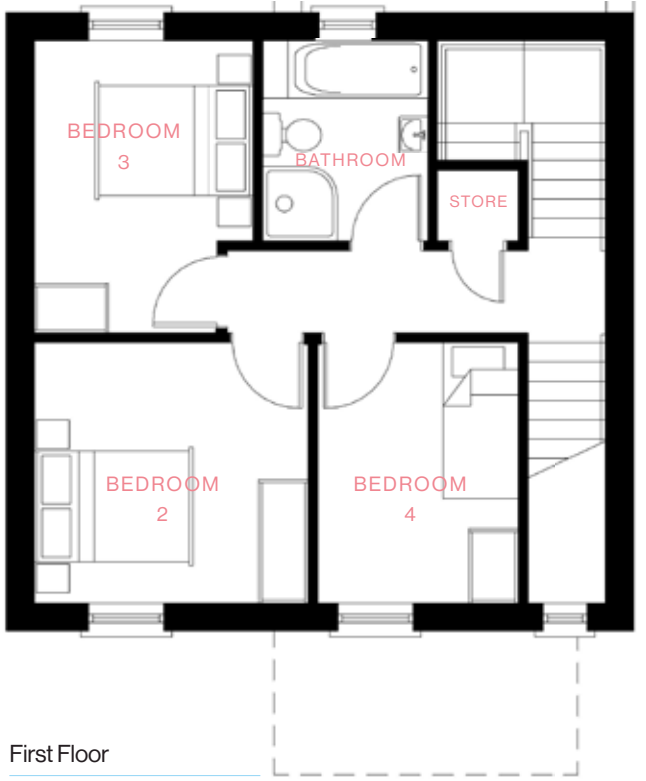
- Four Bedroom Three Storey Detached With Garden Room

Plots: 32, 33, 44, 45 - Render & Brick

1,577 SqFt



Ground Floor

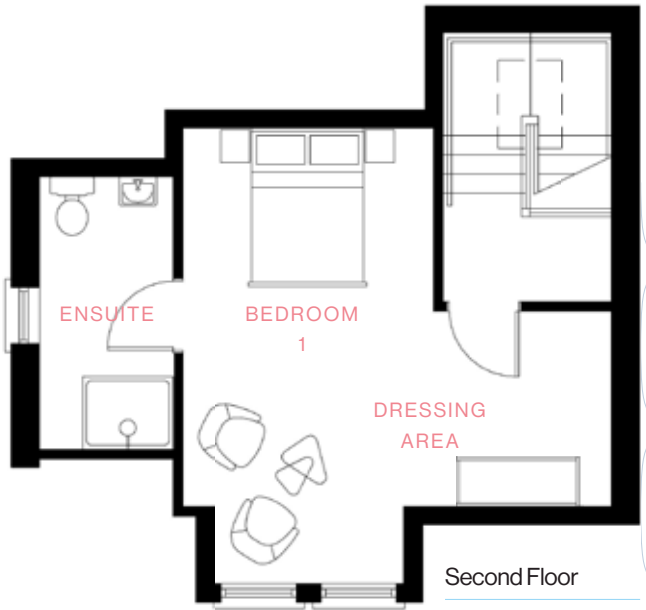


First Floor

Ground Floor		
Lounge	15'5" x 11'8"	4.70x3.55m
Kitchen/Dining	22'10" x 10'0"	6.96 x 3.06m
Garden Room	12'1" x 11'1"	3.68 x 3.38m
WC	—	—
Utility Store	—	—

First Floor		
Bedroom2	10'11" x 10'4"	3.34 x 3.16m
Bedroom3	11'9" x 8'9"	3.57 x 2.67m
Bedroom4	10'4" x 7'10"	3.16 x 2.38m
Bathroom	—	—
Store	—	—

Second Floor		
Bedroom 1	18'3" x 9'10"	5.55 x 3.00m
Dressing Area	7'10" x 7'3"	2.39 x 2.22m
Ensuite	—	—



Second Floor

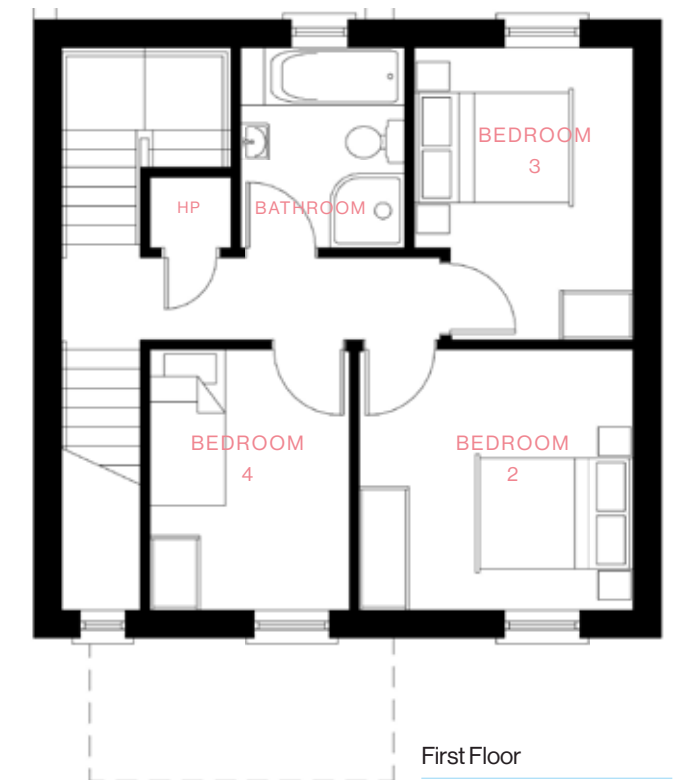
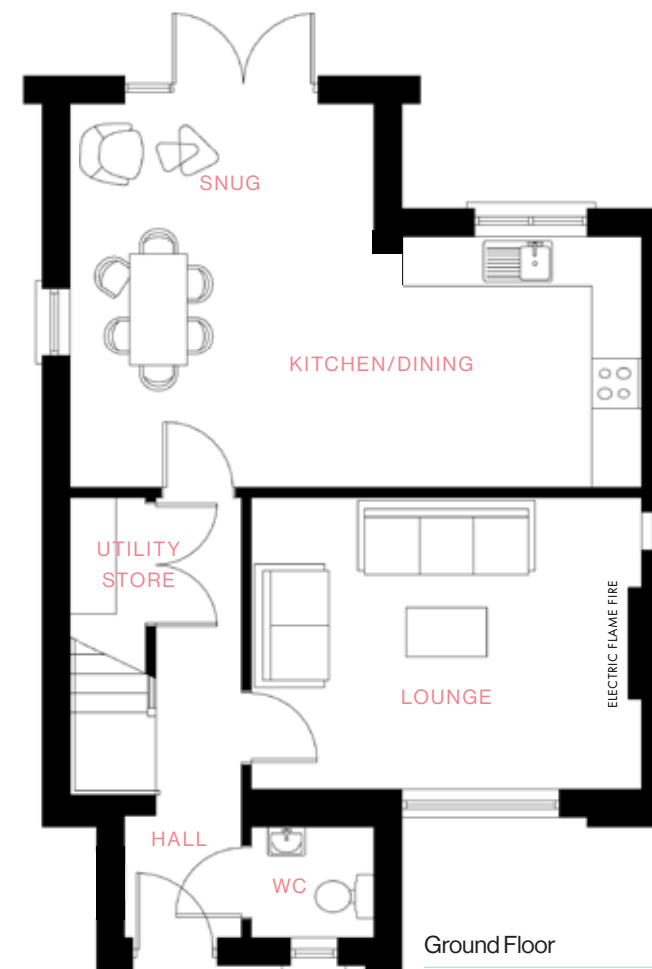


The Cotracloghy

- Four Bedroom Three Storey Detached With Snug

Plot: 27 - Render & Brick

1,509 Sq Ft



Ground Floor

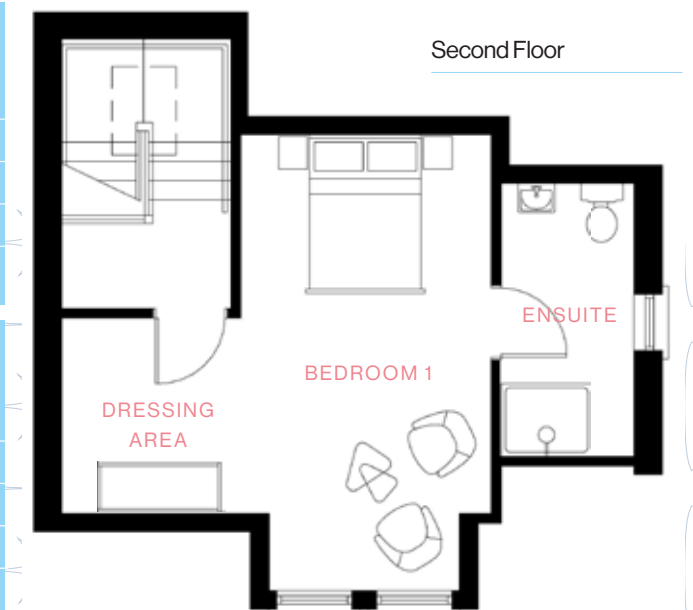
Lounge	15'5" x 11'8"	4.70 x 3.55m
Kitchen/Dining	21'11" x 10'0"	6.96 x 3.06m
Snug	12'1" x 5'3"	3.68 x 1.61m
WC	—	—
Utility Store	—	—

First Floor

Bedroom 2	10'4" x 10'11"	3.16 x 3.34m
Bedroom 3	11'9" x 8'9"	3.57 x 2.67m
Bedroom 4	10'4" x 7'10"	3.16 x 2.38m
Bathroom	—	—
Store	—	—

Second Floor

Bedroom 1	18'3" x 9'10"	5.55 x 3.00m
Dressing Area	7'10" x 7'3"	2.39 x 2.22m
Ensuite	—	—



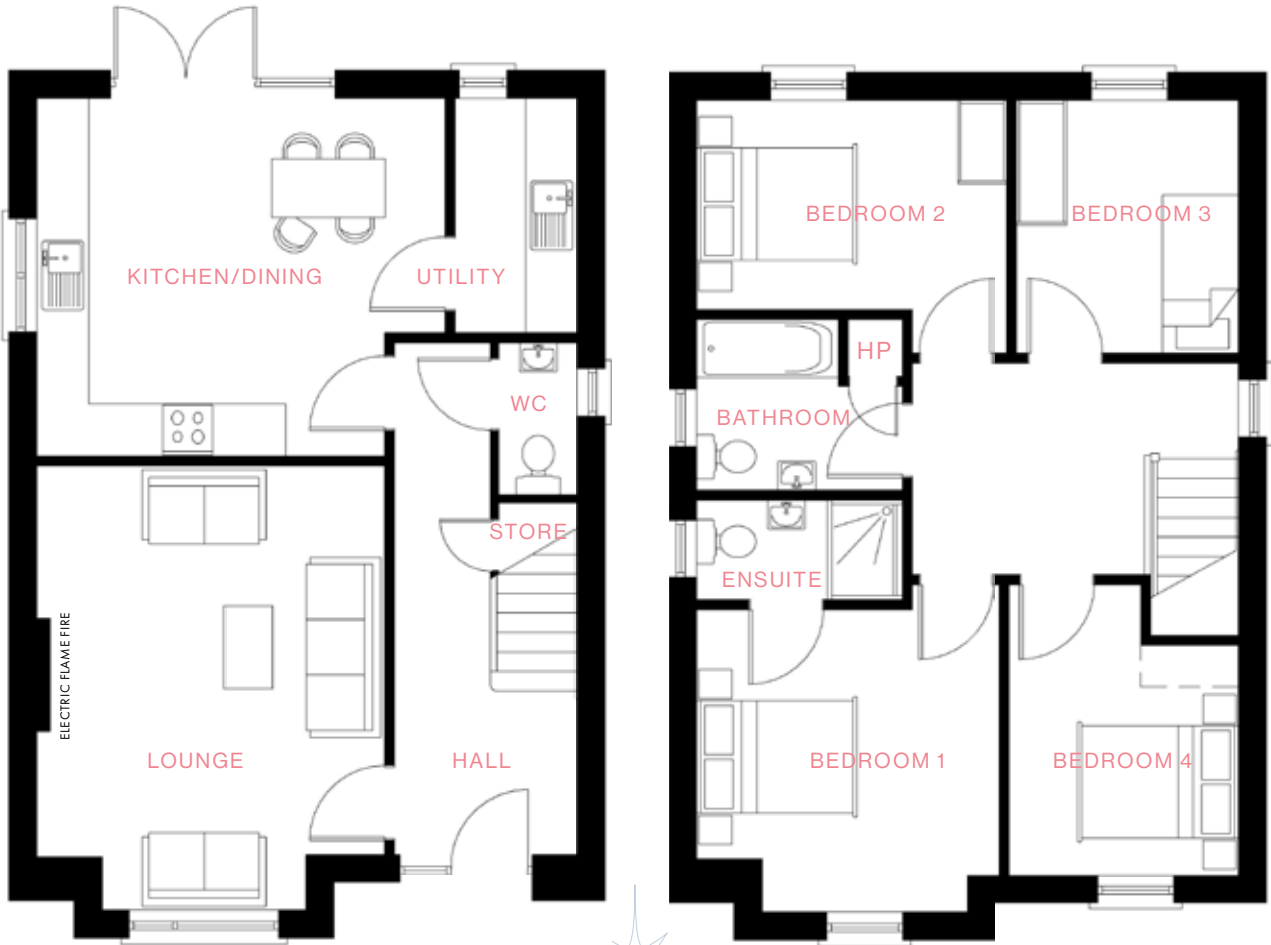


The Gullion

- Four Bedroom Detached Home

Plot: 48 - Render & Brick

1,324 SqFt



Ground Floor			First Floor		
Lounge	17'7" x 13'9"	5.35 x 4.19m	Bedroom 1	13'0" x 11'11"	3.95 x 3.64m
Kitchen/Dining	16'2" x 14'1"	4.92 x 4.30m	Ensuite	—	—
Utility	—	—	Bedroom 2	12'2" x 10'0"	3.71 x 3.04m
WC	—	—	Bedroom 3	10'0" x 8'10"	3.04 x 2.68m
Store	—	—	Bedroom 4	11'5" x 9'0"	3.49 x 2.75m
			Bathroom	—	—



The Deehomed

- Four Bedroom Detached Home

Plot: 31 - Render & Brick

1,324 SqFt



Ground Floor			First Floor		
Lounge	17'7" x 13'9"	5.35 x 4.19m	Bedroom 1	13'0" x 11'11"	3.95 x 3.64m
Kitchen/Dining	16'2" x 14'1"	4.92 x 4.30m	Ensuite	—	—
Utility	—	—	Bedroom 2	12'2" x 10'0"	3.71 x 3.04m
WC	—	—	Bedroom 3	10'0" x 8'10"	3.04 x 2.68m
Store	—	—	Bedroom 4	11'5" x 9'0"	3.49 x 2.75m
			Bathroom	—	—
			Store	—	—

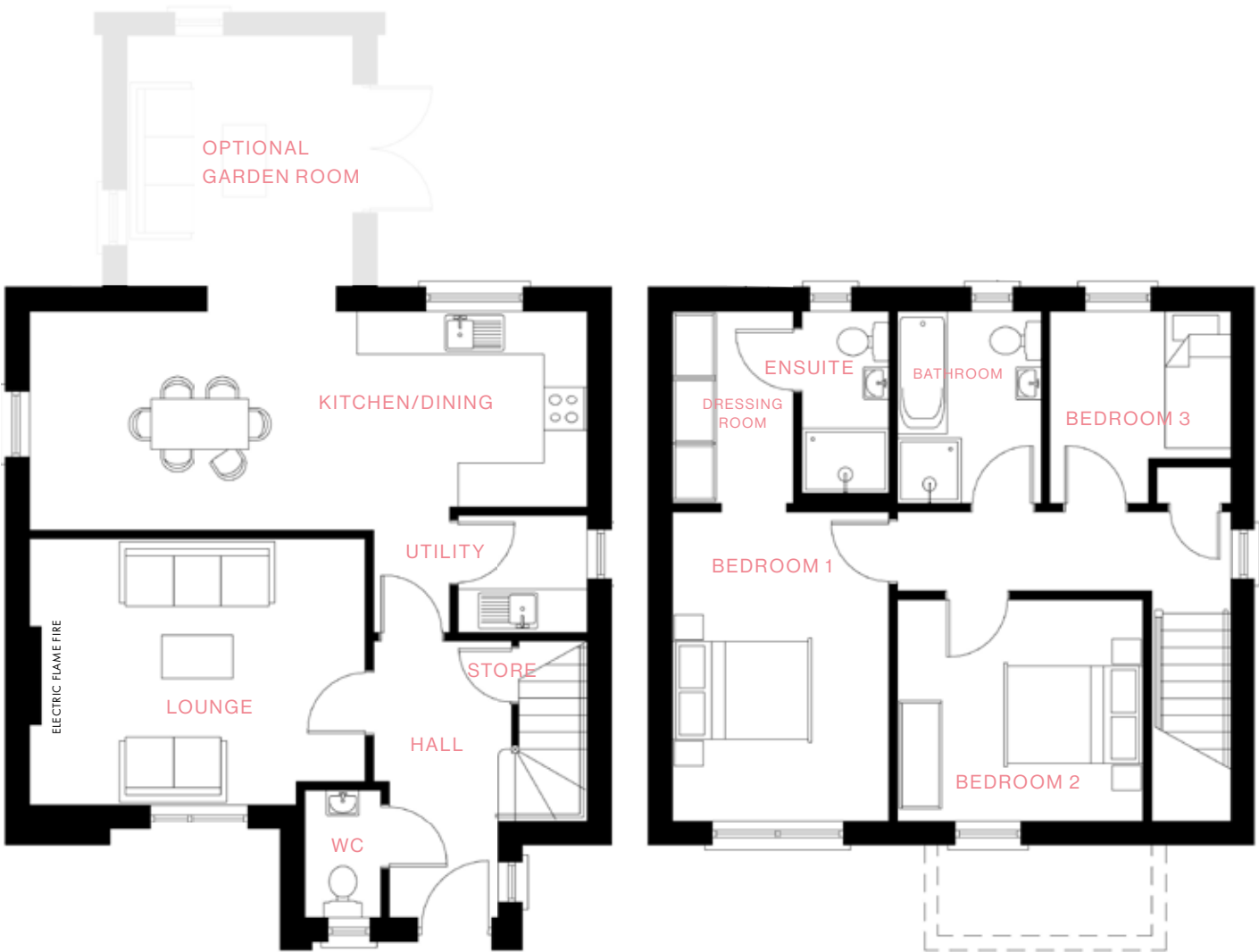


The Knockiveagh

- Three Bedroom Detached Home

Plot: 30 - Render & Brick

1,211 Sq Ft
Optional Garden Room: **1,335 Sq Ft**



Ground Floor			First Floor		
Lounge	15'3" x 12'2"	4.66 x 3.70m	Bedroom 1	14'1" x 9'10"	4.29 x 2.99m
Kitchen/Dining	25'5" x 14'7"	7.75 x 4.45m	Dressing Area	—	—
Utility	—	—	Ensuite	8'9" x 5'6"	2.66 x 1.67m
Optional Garden Room	11'5" x 10'4"	3.47 x 3.14m	Bedroom 2	11'3" x 10'1"	3.42 x 3.07m
WC	—	—	Bedroom 3	8'9" x 8'3"	2.66 x 2.51m
Store	—	—	Bathroom	—	—
			Store	—	—

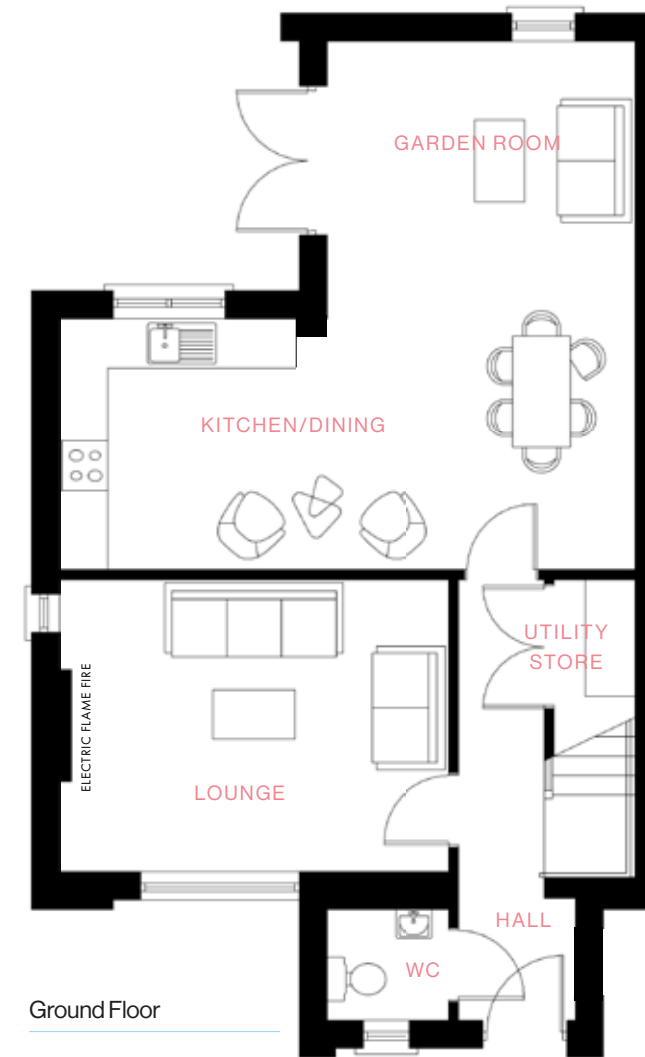


The Tullyhappy

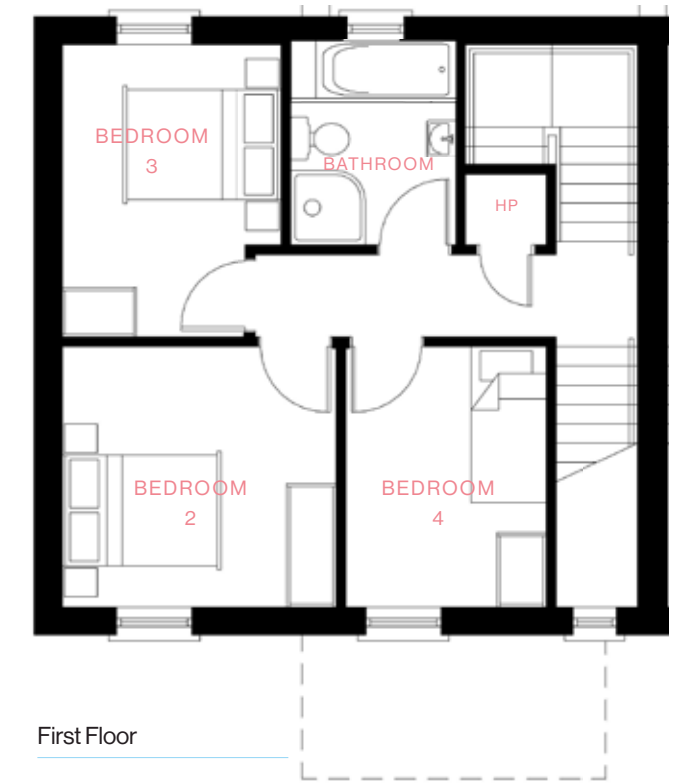
- Four Bedroom Three Storey Semi Detached With Garden Room

Plots: 38, 39, 40, 41, 46 & 47 - Render & Brick

1,591Sq Ft



Ground Floor



First Floor

Ground Floor

Lounge	15'7" x 11'8"	4.75 x 3.55m
Kitchen/Dining	23'0" x 10'1"	7.00 x 3.08m
Garden Room	12'4" x 11'1"	3.77 x 3.38m
WC	—	—
Utility Store	—	—

First Floor

Bedroom2	10'11" x 10'4"	3.34 x 3.16m
Bedroom3	12'0" x 8'9"	3.67 x 2.67m
Bedroom4	10'4" x 8'0"	3.16 x 2.43m
Bathroom	—	—
Store	—	—

Second Floor

Bedroom 1	18'3" x 10'0"	5.55 x 3.04m
Dressing Area	7'10" x 7'3"	2.39 x 2.22m
Ensuite	—	—



Second Floor

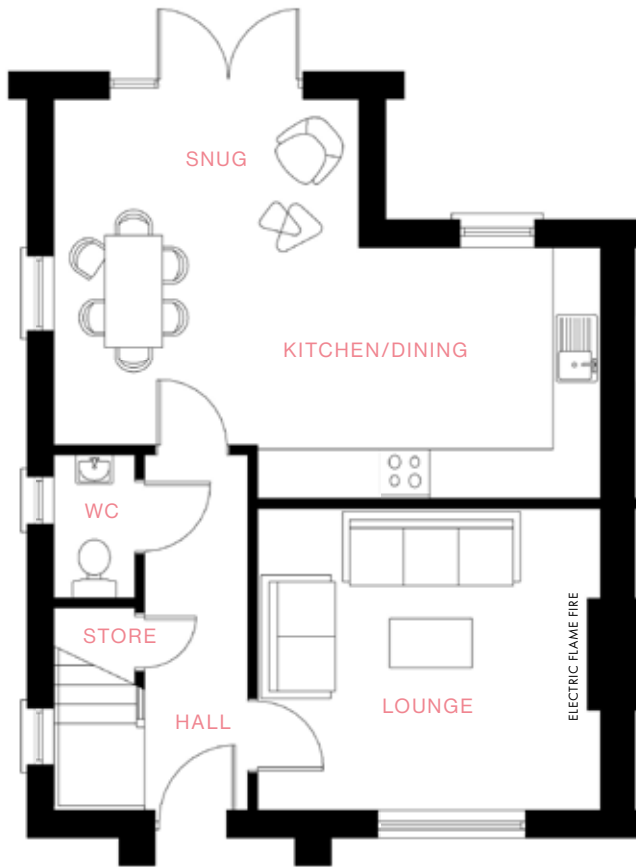


The Arderin

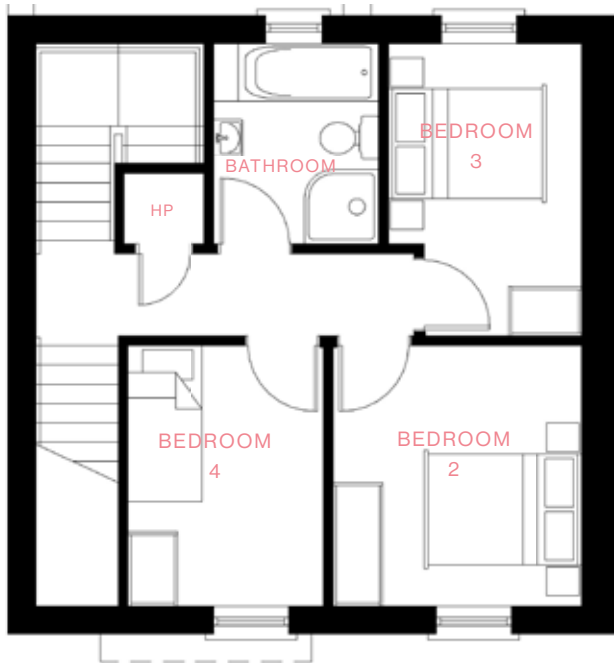
- Four Bedroom Three Storey Semi Detached With Snug

Plots: 28, 29 - Render & Brick

1,422 SqFt



Ground Floor



First Floor

Ground Floor

Lounge	13'9" x 12'0"	4.20 x 3.67m
Kitchen/Dining	21'11" x 10'0"	6.69 x 3.06m
Snug	12'2" x 5'11"	3.7 x 1.80m
WC	—	—
Store	—	—

First Floor

Bedroom 2	10'4" x 10'2"	3.16 x 3.10m
Bedroom 3	11'9" x 8'0"	3.57 x 2.44m
Bedroom 4	10'4" x 7'7"	3.16 x 2.38m
Bathroom	—	—
Store	—	—

Second Floor

Bedroom 1	18'3" x 8'10"	5.55 x 2.69m
Dressing Area	7'10" x 7'3"	2.39 x 2.22m
Ensuite	—	—



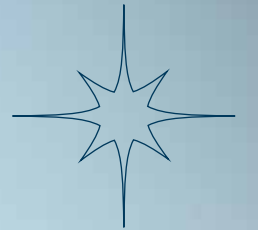
Second Floor



Inn Road Manor

Dollingstown

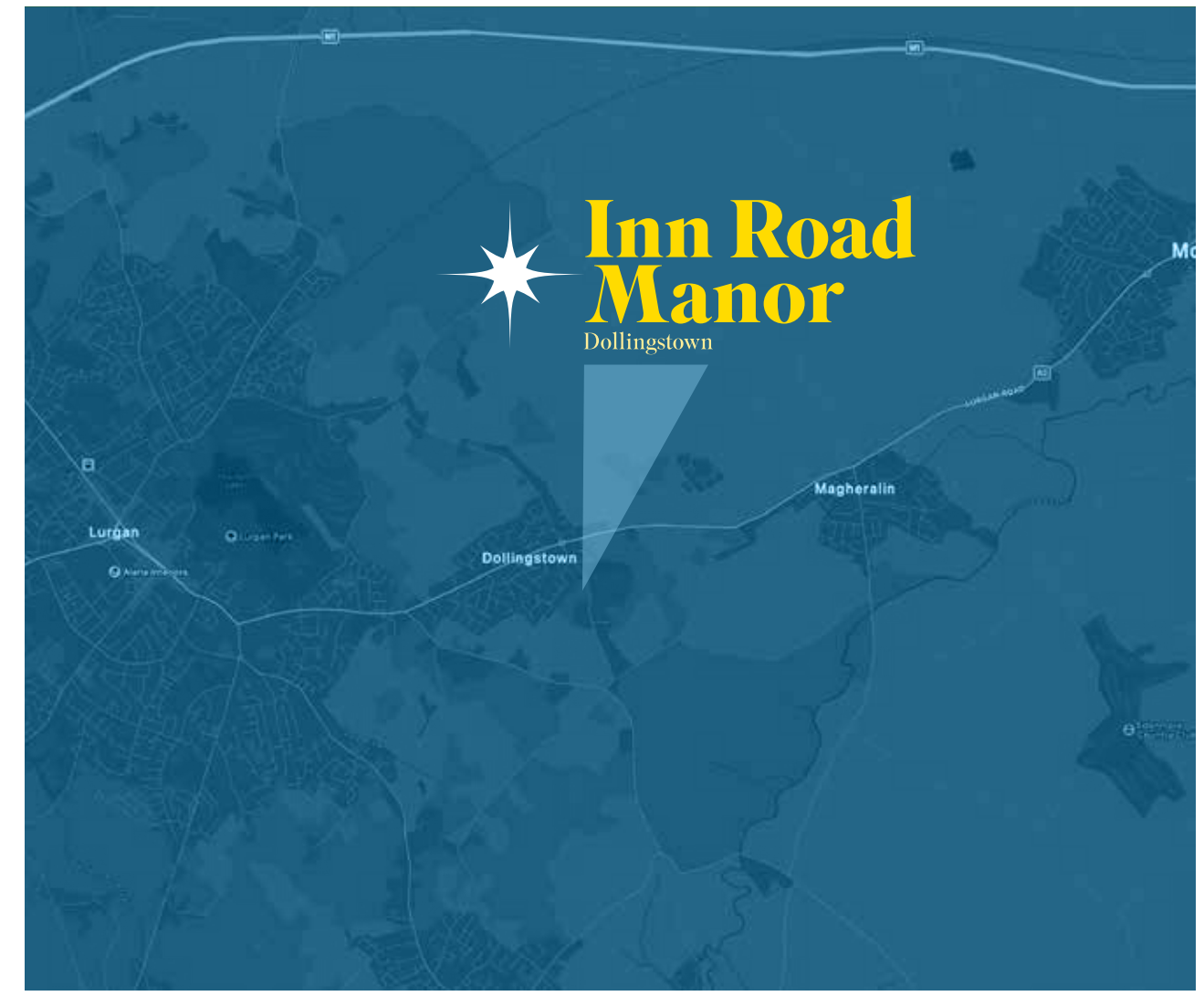
Your Serene Haven.



Home Sweet Home



 **Inn Road
Manor**
Dollingstown



Sales Agents

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



028 3832 2244
www.jonesestateagents.com



028 9261 3100
www.robertwilson.co.uk

Location

Inn Road Manor, Dollingstown 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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