

3, 4 & 5 BEDROOM DETACHED HOMES

LURGAN ROAD,
PORTADOWN, ARMAGH

Location:

HILMARK
HOMES 

BELLFIELD^{*}

PARK

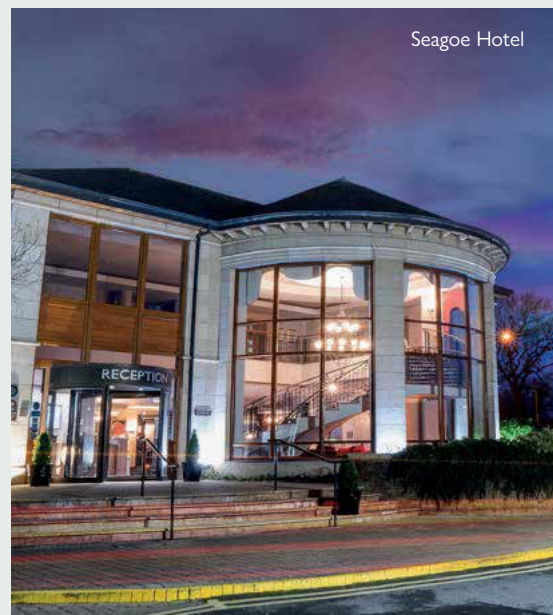
LURGAN ROAD



Welcome to
BELLFIELD PARK*
Belonging
starts here.



Zio Restaurant



Seagoe Hotel



Craigavon Lakes

BELLFIELD PARK*
*is a vibrant new collection of
eyecatching 3, 4 and 5 bedroom
homes perfectly located less
than 1 mile from Portadown's
bustling town centre.*



River Bann



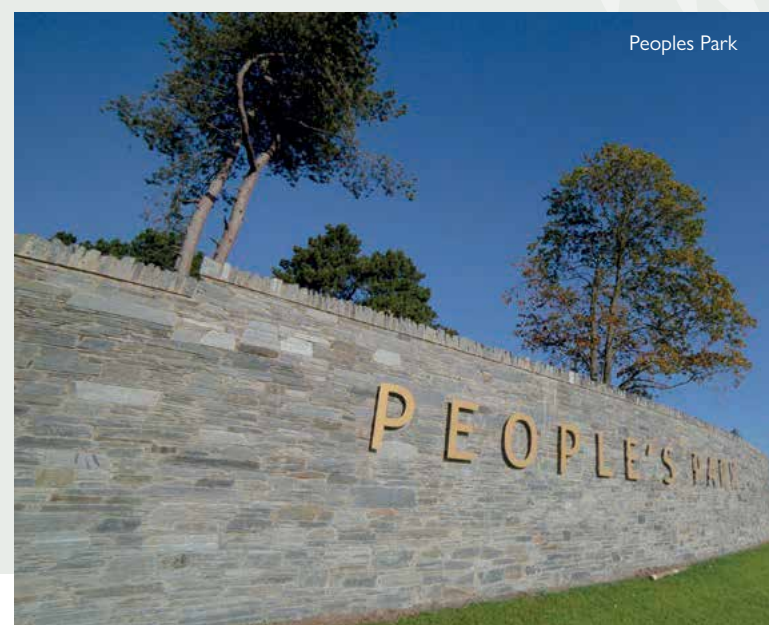
Oxford Island



Maisie's Restaurant



Rushmere Shopping Centre



Peoples Park



South Lake Leisure Centre



Portadown Golf Club



A QUALITY SPECIFICATION

bringing style & practicality

KITCHEN & UTILITY

- High quality Kitchen & Utility units with soft close doors & drawers
- Choice of Kitchen & Utility door styles, colours and door handles
- Range of quartz worktops with undermounted sink in Kitchen & laminate worktop in Utility with stainless steel sink unit
- Choice of feature ceramic tiling between Kitchen units
- Porcelain floor tiling
- Integrated appliances in Kitchen to include 5 ring gas hob, extractor fan, electric oven, fridge freezer and dishwasher
- Electrical and plumbing provision for washing machine and tumble dryer in the Utility
- LED under lighting to Kitchen units
- Recessed LED down lighting to ceiling in Kitchen and pendant light fitting in the Utility

BATHROOM, EN SUITE & WC

- Contemporary white sanitary ware to include back to wall toilet throughout & low-profile shower trays with chrome fittings
- Separate fully tiled shower enclosure with dual rain drencher shower head in Bathroom & En Suite
- Chrome towel radiators in Bathroom & En Suite
- Choice of porcelain floor tiling and partial wall tiling in Bathroom, En Suite & WC
- Recessed LED down lighting to ceiling in Bathroom & En Suite
- Pendant light fitting in WC

INTERNAL FEATURES

- Internal decor - walls painted from a palette of selected colours (1 colour throughout), ceiling painted as standard
- Choice of stove with granite or slate hearth
- Mains supply of smoke & carbon monoxide detectors with battery backup
- Moulded skirting & architraves with painted finish
- Solid Mexicano internal doors with painted finish and quality contemporary ironmongery
- Carpets to Lounge, stairs, landing & bedrooms with high quality underlay
- Porcelain tiling in Hallway
- Comprehensive range of electric sockets, switches, TV & telephone points - prewired for BT Fibre optic
- Wiring for future satellite point
- Energy efficient Gas fired central heating
- Integral security alarm system
- Energy efficient fittings/bulbs to all rooms





These superb finishes are JUST THE START....

EXTERNAL FEATURES

- PV solar panels fitted as standard
- Timber frame construction
- Front gardens to be turfed
- Rear garden to be rotovated and seeded in next planting season (weather dependent)
- Bitmac driveway
- Tobermore pavers to front of house & contemporary stylish paving to the rear
- uPVC Anthracite framed double glazed windows and uPVC rear doors
- Composite contemporary front door with secure multi locking system
- External socket
- Outside water tap
- External lighting to front and rear doors

WARRANTY

- 10 year structural warranty provided by Global Homes

MANAGEMENT COMPANY

- A Management Company will be set up by the Developer, and each homeowner will be a member. An annual maintenance fee will be payable to the Management Company to allow for maintenance and insurance of communal amenity areas.



*Refresh.
Revive.
Unwind.*

Energy savings through SOLAR TECHNOLOGY



SOLAR ENERGY

Every home at Bellfield Park will have solar panels fitted as standard. Solar panels capture the sun's energy and convert it in to free, renewable, clean electricity for your home.

The placement of the panels will be tailored to the orientation of each house, ensuring maximum energy output and savings, whilst also reducing your carbon footprint.



Garden Room*

- Porcelain tiled floor
- Range of power sockets
- TV point
- Radiator
- Recessed LED downlights
- Double Patio Doors

*Where applicable on selected sites
Please refer to the selling agent and site layout.
Note: Garden Room drawing is for illustration purposes only.
Door and window layouts may vary.

A thoughtfully planned community, designed to bring balance to your life

This site layout is for illustration purposes only.
The site layout indicates where there is planning for a garden room.

SITE LAYOUT - KEY CODE

	THE BLUESTONE	5 Bed Detached Nos. 16
	THE AINESLEY	4 Bed Detached Nos. 1, 8
	THE ARDMORE	4 Bed Detached Nos. 42, 44
	THE DERAMORE	4 Bed Detached No. 43
	THE BELLAMONT (A)	4 Bed Detached Nos. 4, 37, 40, 49
	THE BELLAMONT (B)	4 Bed Detached Nos. 3, 46, 50
	THE CHARLEVILLE (A)	4 Bed Detached Nos. 6, 47
	THE CHARLEVILLE (B)	4 Bed Detached Nos. 2, 5, 7, 18, 41, 45, 48
	THE DAWSON	3 Bed Detached Nos. 15, 17, 19



BELLFIELD PARK*
*is somewhere to belong
to thrive and to call home*

Personalise your home with our... **GET-READY-ROOM**

Lets get
started...

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


**HILMARK
HOMES**

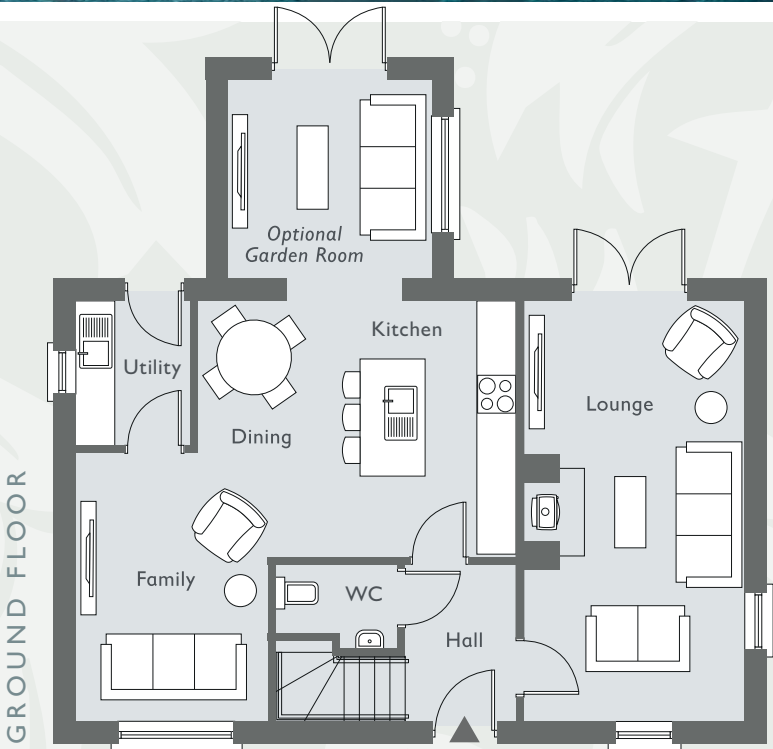
*Personalise
Your Home*



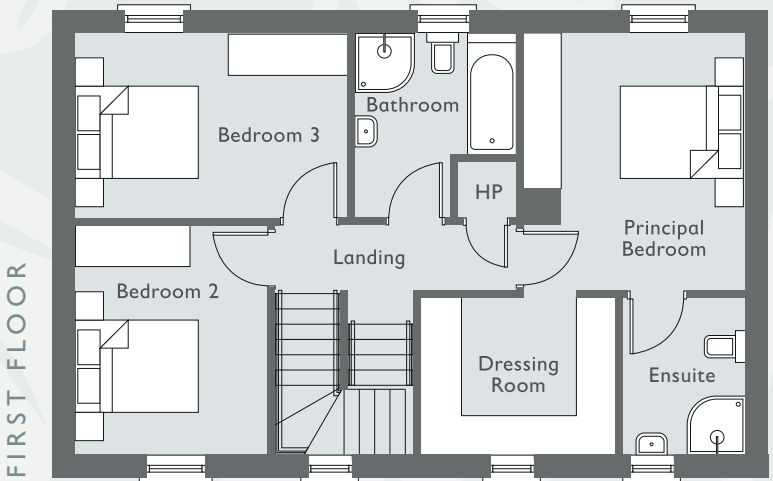
THE BLUESTONE

5 BEDROOM DETACHED HOME

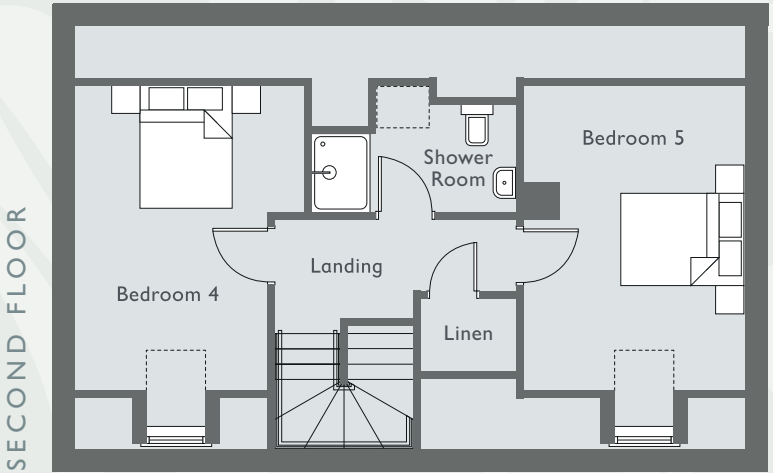
- SITE Nos. 16(H)
- TOTAL FLOOR AREA 1872 sq. ft. approx
with optional garden room 1981 sq. ft. approx



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	21'4" x 11'2"	6.48 x 3.40
Kitchen Dining	16'1" x 13'0"	4.90 x 3.95
Family	13'7" x 6'2"	4.13 x 1.88
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.12 x 3.04



FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	13'0" x 11'2"	3.95 x 3.40
Ensuite	-	-
Dressing Room	9'10" x 7'10"	2.98 x 2.40
Bedroom 2	11'7" x 9'8"	3.52 x 2.95
Bedroom 3	13'9" x 9'3"	4.18 x 2.83
Bathroom	-	-



SECOND FLOOR	Ft/Inch	Metres
Bedroom 4	15'5" x 11'6"	4.69 x 3.51
Bedroom 5	15'5" x 11'2"	4.69 x 3.40
Shower Room	-	-

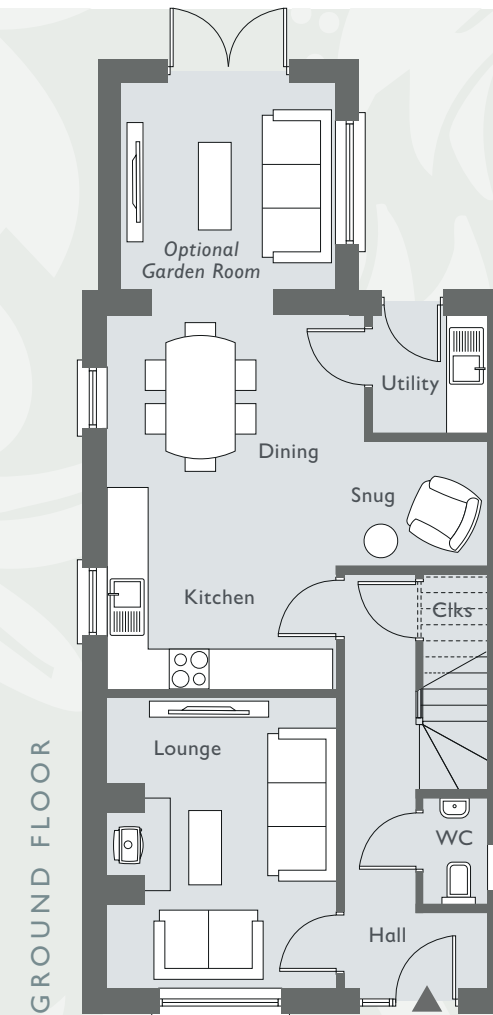
- All dimensions are taken at the widest points



THE AINESLEY

4 BEDROOM DETACHED HOME

- SITE Nos. 1(H) & 8
- TOTAL FLOOR AREA 1689 sq. ft. approx
with optional garden room 1799 sq. ft. approx



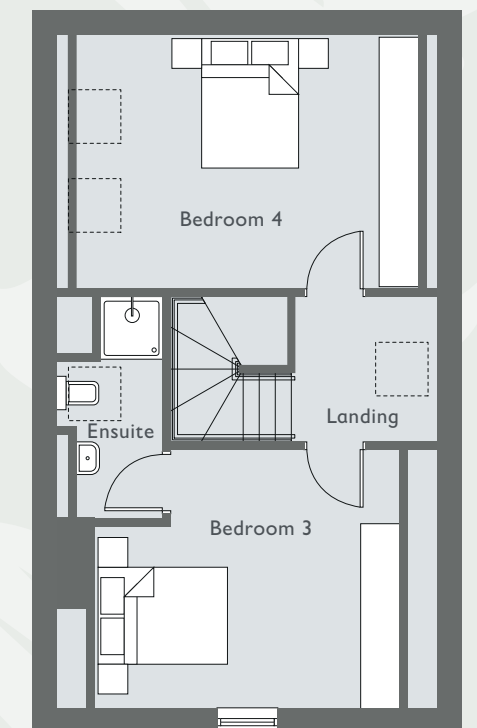
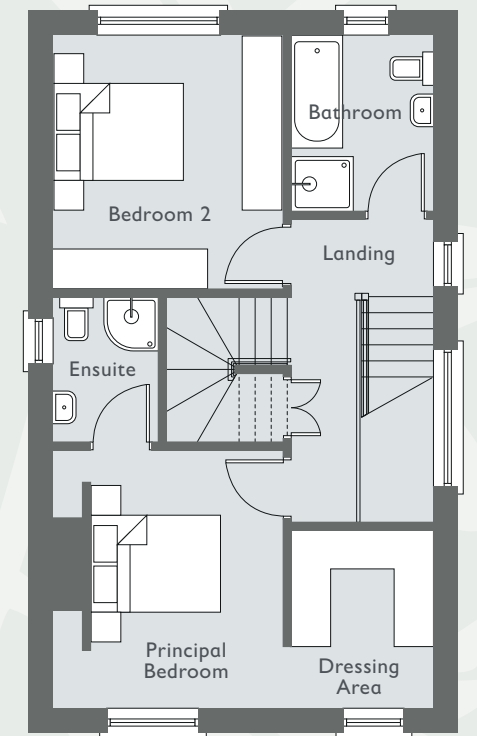
GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	14'0" x 11'0"	4.25 x 3.35
Kitchen Dining	18'0" x 12'4"	5.47 x 3.77
Snug	7'3" x 6'0"	2.20 x 1.82
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.04

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'5" x 11'1"	3.77 x 3.37
Ensuite	-	-
Dressing Area	8'6" x 6'10"	2.60 x 2.08
Bedroom 2	12'2" x 11'1"	3.71 x 3.37
Bathroom	-	-

SECOND FLOOR	Ft/Inch	Metres
Bedroom 3	14'8" x 12'5"	4.46 x 3.77
Ensuite	-	-
Bedroom 4	16'5" x 12'2"	5.00 x 3.71

- All dimensions are taken at the widest points

Note: Site 1 will be a hand-drawn version of the plans





SITE No. 42

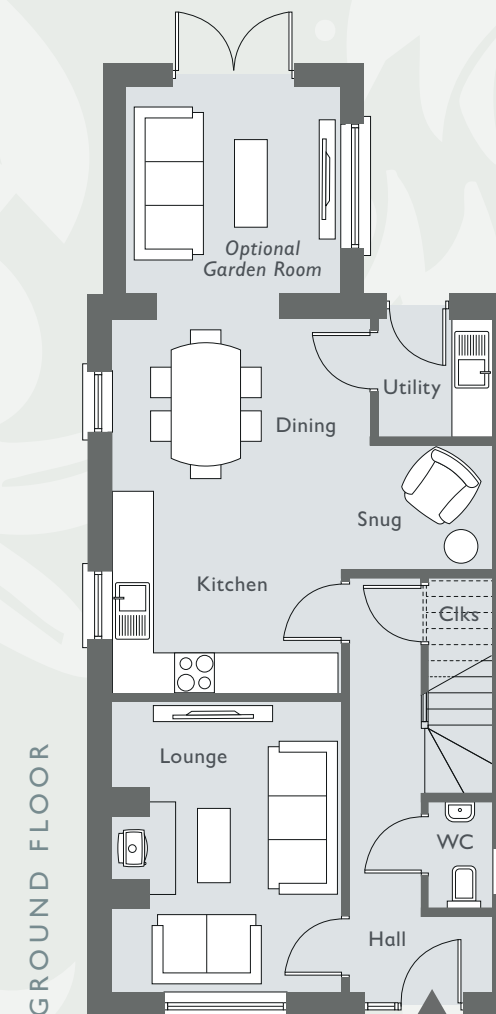
THE ARDMORE

4 BEDROOM DETACHED HOME

- SITE Nos. 42(H) & 44
- TOTAL FLOOR AREA 1689 sq. ft. approx
with optional garden room 1799 sq. ft. approx



SITE No. 44



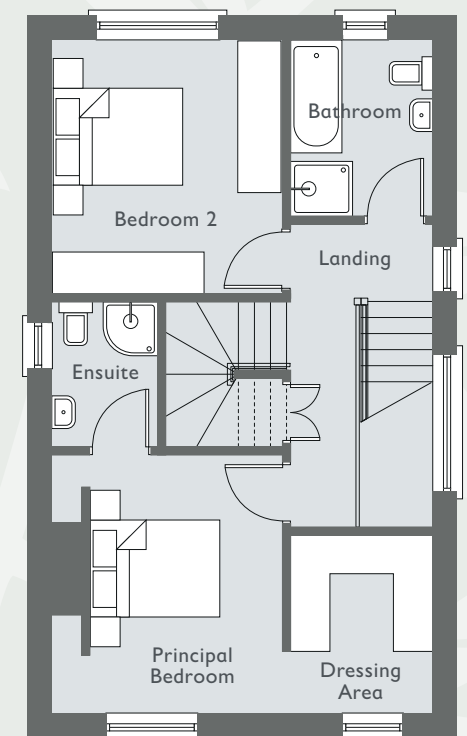
GROUND FLOOR

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	14'0" x 11'0"	4.25 x 3.35
Kitchen Dining	18'0" x 12'4"	5.47 x 3.77
Snug	7'3" x 6'0"	2.20 x 1.80
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.04

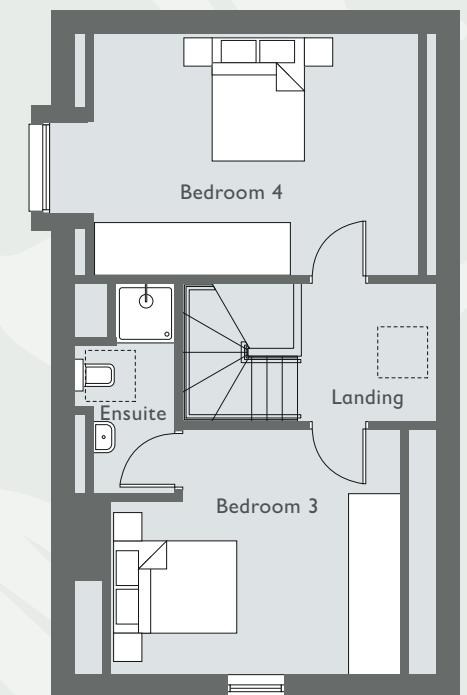
FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	12'5" x 11'1"	3.77 x 3.37
Ensuite	-	-
Dressing Area	8'6" x 6'10"	2.60 x 2.08
Bedroom 2	12'2" x 11'1"	3.71 x 3.37
Bathroom	-	-

SECOND FLOOR	Ft/Inch	Metres
Bedroom 3	14'8" x 12'5"	4.46 x 3.77
Ensuite	-	-
Bedroom 4	16'5" x 12'2"	5.00 x 3.71

- All dimensions are taken at the widest points



FIRST FLOOR



SECOND FLOOR

NOTE: site 42 will be a handed version of the plans



THE DERAMORE

4 BEDROOM DETACHED HOME

- SITE No. 43
- TOTAL FLOOR AREA 1619 sq. ft. approx

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	15'9" x 12'2"	4.80 x 3.70
Kitchen Dining Family	23'3" x 12'4"	7.07 x 3.77
Utility	-	-
Garden Room	12'4" x 10'0"	3.77 x 3.02

- All dimensions are taken at the widest points

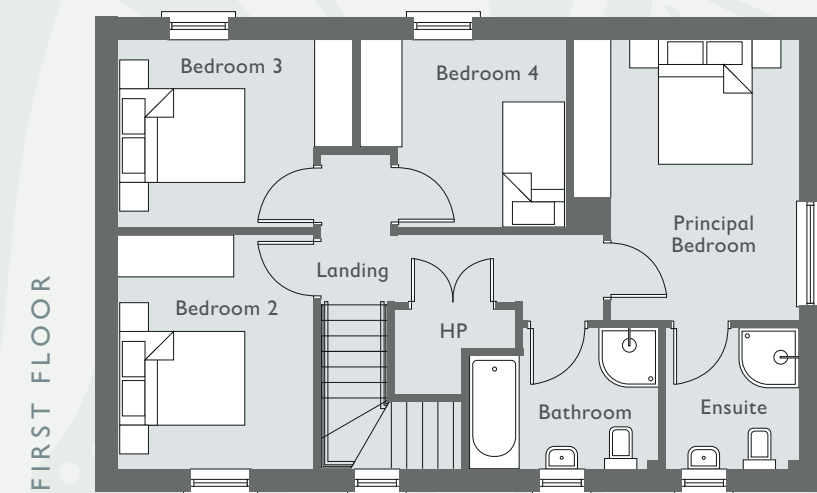
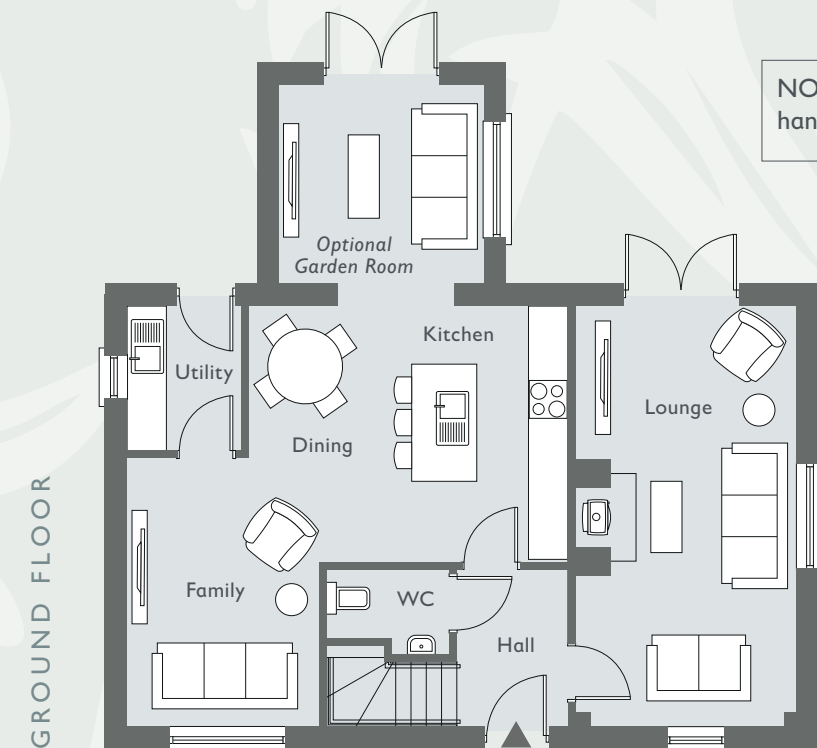
FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	15'9" x 12'2"	4.80 x 3.75
Ensuite	-	-
Bedroom 2	13'8" x 10'5"	4.17 x 3.17
Bedroom 3	12'7" x 8'10"	3.83 x 2.68
Bedroom 4	11'9" x 8'10"	3.57 x 2.69
Bathroom	-	-



THE BELLAMONT (A)

4 BEDROOM DETACHED HOME

- SITE Nos. 4, 37, 40(H), 49(H)
- TOTAL FLOOR AREA 1434 sq. ft. approx
with optional garden room 1543 sq. ft. approx



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	21'4" x 11'2"	6.48 x 3.40
Kitchen Dining	16'1" x 13'0"	4.90 x 3.95
Family	13'7" x 6'2"	4.13 x 1.88
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.12 x 3.04

- All dimensions are taken at the widest points

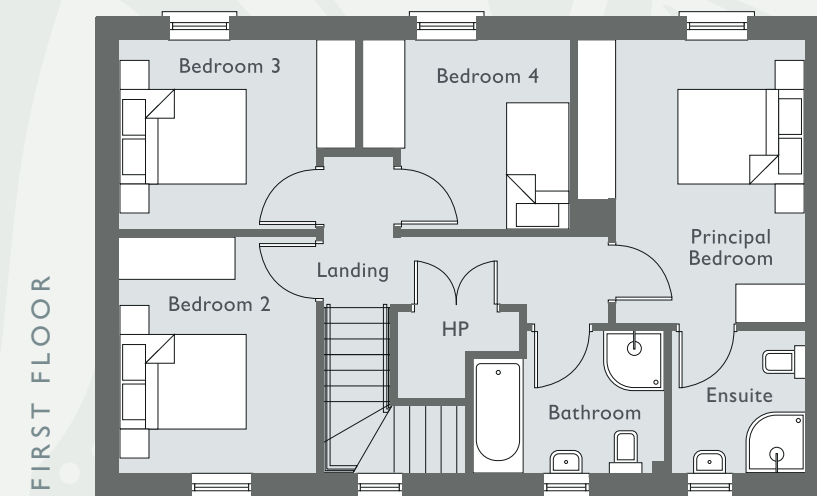
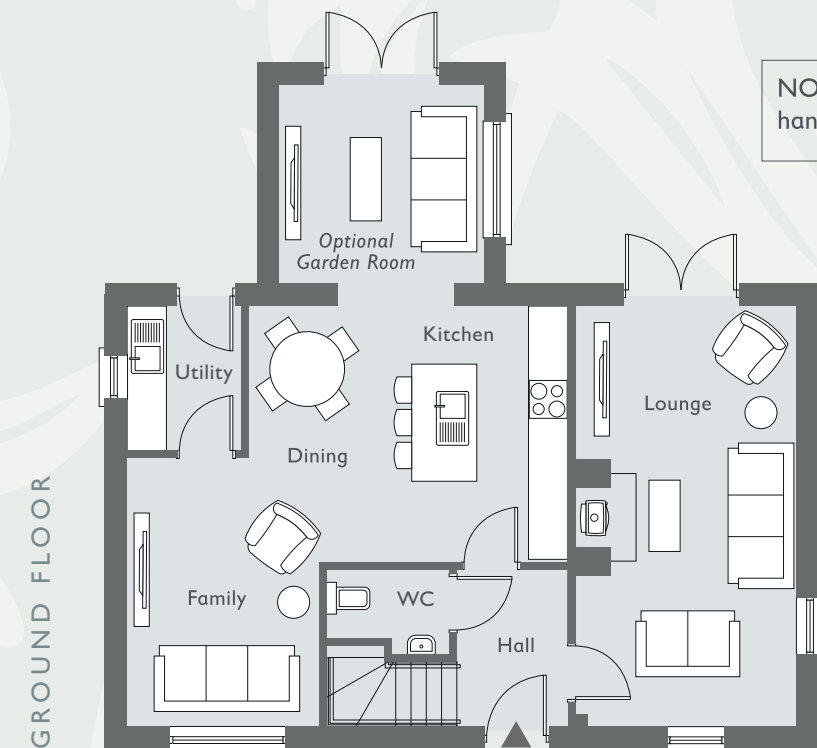
FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	14'0" x 11'2"	4.23 x 3.40
Ensuite	-	-
Bedroom 2	11'7" x 9'8"	3.52 x 2.95
Bedroom 3	11'7" x 9'3"	3.53 x 2.83
Bedroom 4	10'3" x 9'3"	3.12 x 2.83
Bathroom	-	-



THE BELLAMONT (B)

4 BEDROOM DETACHED HOME

- SITE Nos. 3, 46(H), 50(H)
- TOTAL FLOOR AREA 1434 sq. ft. approx
with optional garden room 1543 sq. ft. approx



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	21'4" x 11'2"	6.48 x 3.40
Kitchen Dining	16'1" x 13'0"	4.90 x 3.95
Family	13'7" x 6'2"	4.13 x 1.88
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.12 x 3.04

- All dimensions are taken at the widest points

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	14'0" x 11'2"	4.23 x 3.40
Ensuite	-	-
Bedroom 2	11'7" x 9'8"	3.52 x 2.95
Bedroom 3	11'7" x 9'3"	3.53 x 2.83
Bedroom 4	10'3" x 9'3"	3.12 x 2.83
Bathroom	-	-



THE CHARLEVILLE (A)

4 BEDROOM DETACHED HOME

- SITE Nos. 6(H) & 47
- TOTAL FLOOR AREA 1284 sq. ft. approx
with optional garden room 1394 sq. ft. approx



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	14'0" x 11'9"	4.25 x 3.57
Kitchen Dining	19'5" x 13'1"	5.92 x 3.99
Snug	7'6" x 5'11"	2.28 x 1.80
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.02

- All dimensions are taken at the widest points

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'4" x 9'9"	3.46 x 2.97
Dressing Area	5'7" x 5'5"	1.69 x 1.65
Ensuite	-	-
Bedroom 2	12'6" x 9'9"	3.80 x 2.98
Bedroom 3	12'6" x 8'10"	3.80 x 2.69
Bedroom 4	8'10" x 7'6"	2.70 x 2.29
Bathroom	-	-



SITE Nos. 18, 41(H), 45(H)



Note: sites 7, 41, 45 and 48 will be handed versions of the plans

THE CHARLEVILLE (B)

4 BEDROOM DETACHED HOME

- SITE Nos. 2, 5, 7(H), 18, 41(H), 45(H), 48(H)
- TOTAL FLOOR AREA 1284 sq. ft. approx with optional garden room 1394 sq. ft. approx



SITE Nos. 5, 7(H), 48(H)

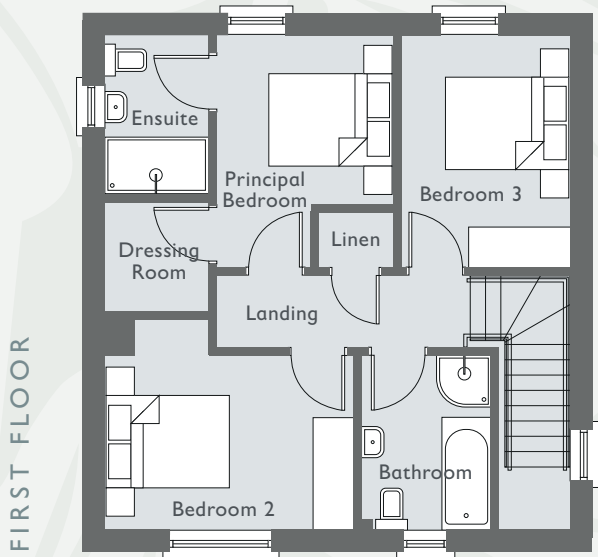
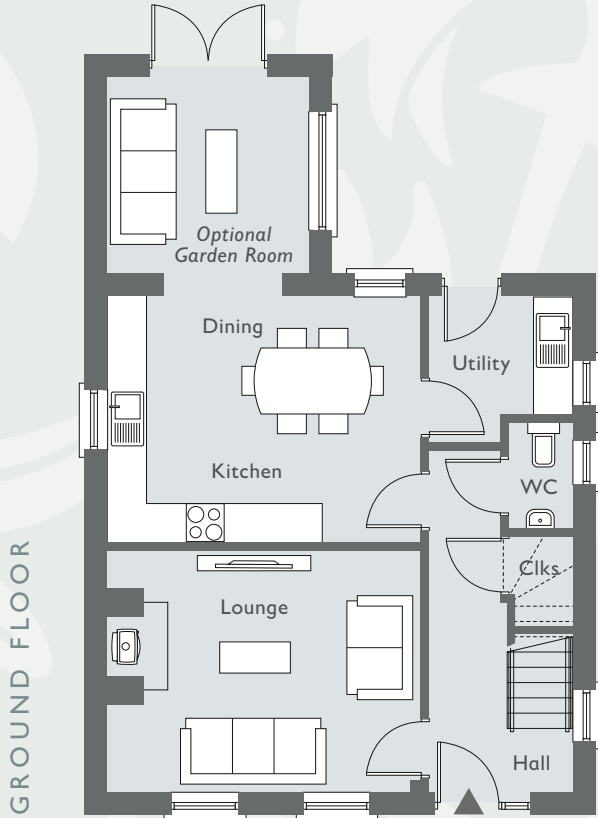


SITE No. 2

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	14'0" x 11'9"	4.25 x 3.57
Kitchen Dining	19'5" x 13'1"	5.92 x 3.99
Snug	7'6" x 6'0"	2.28 x 1.80
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.02

- All dimensions are taken at the widest points

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'4" x 9'9"	3.46 x 2.97
Dressing Area	5'7" x 5'5"	1.69 x 1.65
Ensuite	-	-
Bedroom 2	12'6" x 9'9"	3.80 x 2.98
Bedroom 3	12'6" x 8'10"	3.80 x 2.69
Bedroom 4	8'10" x 7'6"	2.70 x 2.29
Bathroom	-	-



THE DAWSON

3 BEDROOM DETACHED HOME

- SITE Nos. 15, 17 & 19
- TOTAL FLOOR AREA 1168 sq. ft. approx
with optional garden room 1277 sq. ft. approx

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall	-	-
WC	-	-
Lounge	15'10" x 12'2"	4.82 x 3.70
Kitchen Dining	15'10" x 12'4"	4.82 x 3.77
Utility	-	-
Optional Garden Room	10'4" x 10'0"	3.13 x 3.02

- All dimensions are taken at the widest points

FIRST FLOOR	Ft/Inch	Metres
Principal Bedroom	11'9" x 8'11"	3.57 x 2.71
Ensuite	-	-
Dressing Room	5'6" x 5'3"	1.65 x 1.60
Bedroom 2	12'7" x 10'7"	3.83 x 3.23
Bedroom 3	11'9" x 8'6"	3.57 x 2.59
Bathroom	-	-



ENJOY LIVING in a place where everything you need is close by!

From fresh veg and locally reared meat, to supermarkets, high street retailers, schools, parks, coffee shops and restaurants, all the essentials of daily living are within easy reach of Bellfield Park.

EVERYDAY IS SCHOOL DAY!

Craigavon Senior High	0.3 mile
Southern Regional College	0.3 mile
Seagoe Primary School	0.4 mile
Killicomaine Junior High	0.4 mile
Portadown Int. Primary School	0.5 mile
Bocombra Primary School	0.6 mile
Portadown College	1.0 mile
Presentation Primary School	1.6 miles
Millington Primary School	1.9 miles
Clounagh Junior High	2.1 miles
Ballyoran Primary School	2.1 miles
St. John's Primary School	2.3 miles
Naiscoil Na Banna	2.4 miles
St. John The Baptist College	2.6 miles
St. Ronan's College	4.0 miles
Richmount Primary School	4.4 miles
Lurgan College	5.0 miles

RETAIL THERAPY

Asda Superstore	1.0 mile
High Street Mall	1.4 miles
Meadows Shopping Centre	1.9 miles
Rushmere Shopping Centre	1.9 miles

RECREATION AND LEISURE

Portadown RFC	0.6 mile
Portadown Tennis Club	0.7 mile
Edenvilla Sports Pitches	0.7 mile
Peoples Park	1.5 miles
Portadown FC	2.2 miles
South Lake Leisure Centre	2.3 miles
Portadown Golf Club	2.7 miles
Tannaghmore Gardens	4.2 miles
Craigavon Golf & Ski	5.1 miles
Kinnego Marina	5.8 miles
Oxford Island	7.0 miles

WINING AND DINING

Seagoe Hotel	0.1 mile
Zio	1.4 mile
The Oak	1.4 miles
Charlie McKeever's	1.5 miles
Gaynors	1.5 miles
Star Of India	1.5 miles
Bennetts	1.5 miles
Maisies	1.5 miles
Air Artisan Italian	1.5 miles



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www.hilmarkhomes.com

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TAKING YOU HOME

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