

Phase One



3 & 4 BEDROOM DETACHED  
AND SEMI DETACHED HOMES

INN ROAD, DOLLINGSTOWN  
LURGAN

Location:

**HILMARK  
HOMES**



# 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 in utility room

## Internal Features

- Internal décor, walls and ceilings painted 1 colour from palette of colours
- Multi fuel Stove with slate or granite hearth
- Mains supply smoke, heat and Carbon Monoxide detectors
- Moulded skirting and architraves
- Contemporary internal doors with vertical panels
- 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
- Pull down ladder to attic

## 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

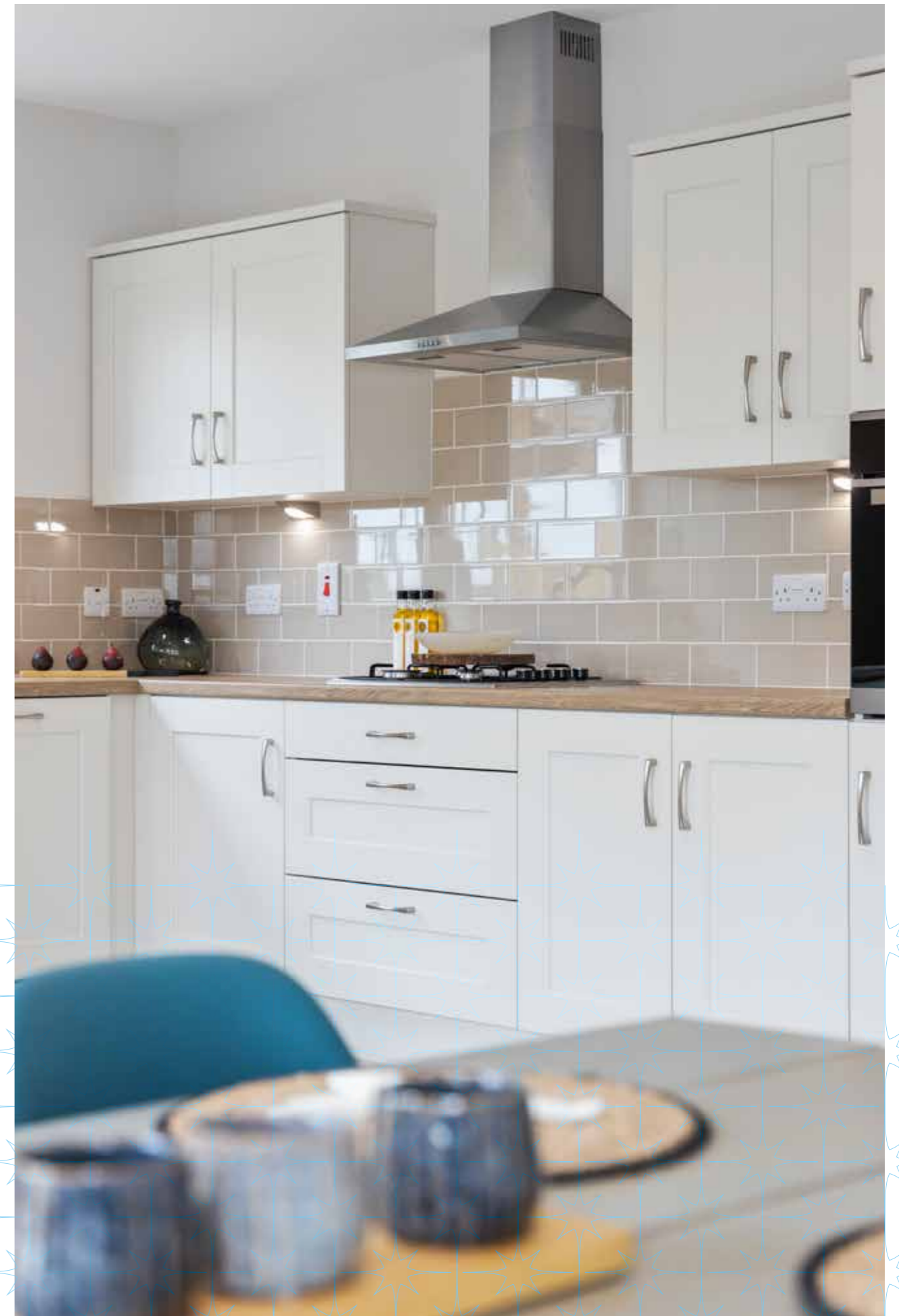
- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled Shower over bath with screen door where applicable
- Separate shower enclosure with thermostatically controlled shower where applicable
- Heated chrome towel radiator to main bathroom and ensuite
- Dual drencher shower head in the ensuite
- LED recessed downlighters 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 partial wall tiles to wet areas, at bath and sinks
- Carpets with underfelt to lounge, bedrooms, stairs and landing

## External Features










- Soft landscaping to front gardens (where applicable) in keeping with other houses in the development. Planting to be carried out Spring/Summer (Weather dependant)
- 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





# Inn Road Manor

Dollingstown

-  **The Camlough** — Four Bedroom Detached Home  
Plots: 5, 8, 9
-  **The Gullion** — Four Bedroom Detached Home  
Plots: 10, 11, 24
-  **The Sugarloaf** — Four Bedroom Semi-Detached Home  
Plots: 6, 7
-  **The Faughil** — Three Bedroom Semi-Detached Home  
Plots: 17, 18, 20
-  **The Greenan** — Three Bedroom Semi-Detached Home  
Plots: 19, 21
-  **The Carrigtuke** — Three Bedroom Semi-Detached Home  
Plots: 22, 23, 25, 26, 36, 37
-  **The Mullaghbane** — Three Bedroom Semi-Detached Home  
Plots: 16
-  **The Croslieve** — Three Bedroom Semi-Detached Home  
Plots: 12, 15
-  **The Tievecrom** — Three Bedroom Semi-Detached Home  
Plots: 13, 14

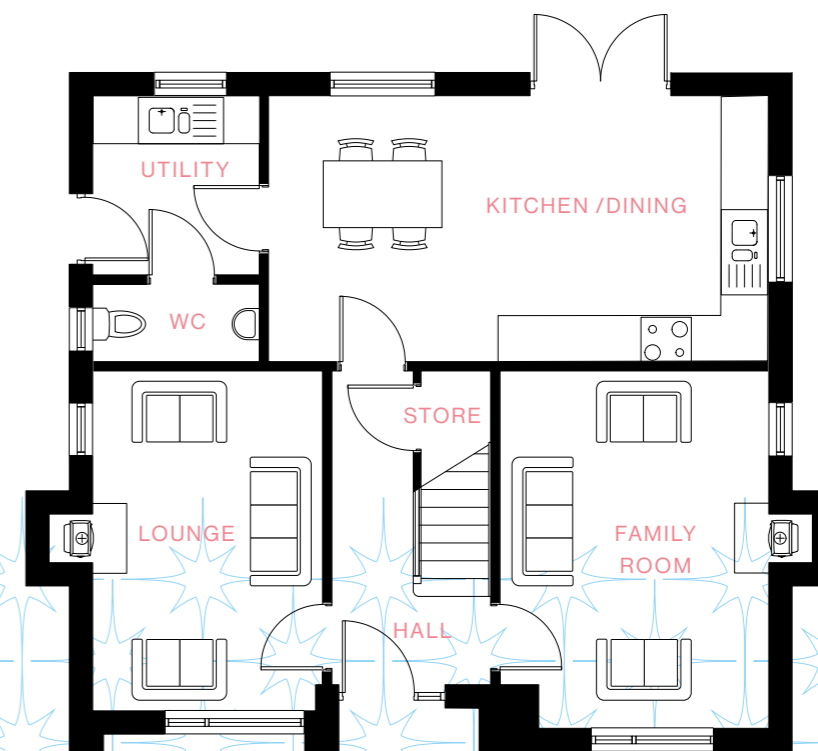
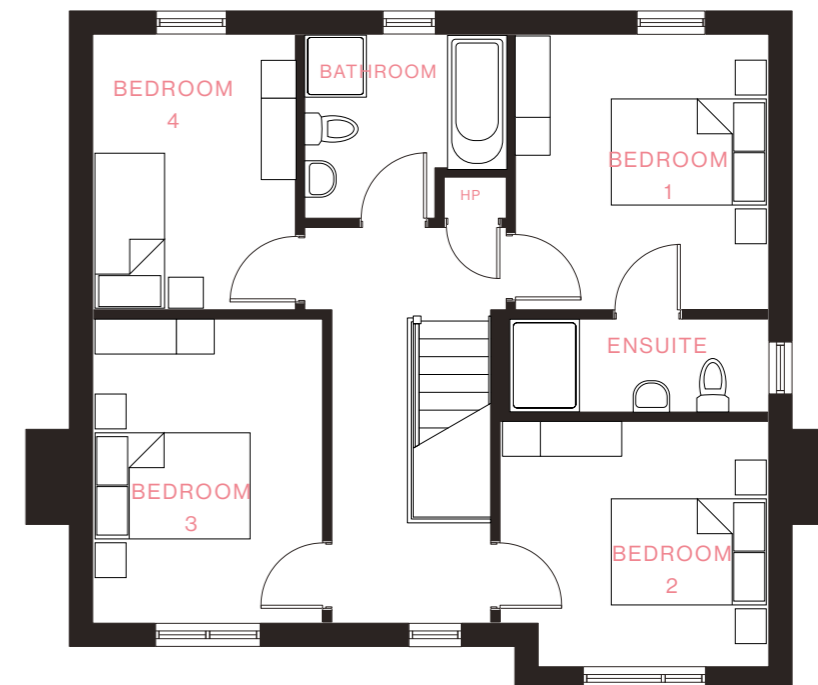


# The Camlough

## - Four Bedroom Detached Home

Plots: 5, 8, 9

1,453 SqFt



Ground Floor			First Floor		
Lounge	15'1" x 11'4"	4.60 x 3.46m	Bedroom 1	11'7" x 10'8"	3.54 x 3.26m
Kitchen/Dining	21'2" x 11'3"	6.44 x 3.42	Ensuite	—	—
Family Room	14'4" x 9'8"	4.37 x 2.95m	Bedroom 2	11'4" x 10'4"	3.46 x 3.15m
Utility	—	—	Bedroom 3	12'10" x 9'8"	3.91 x 2.95m
WC	—	—	Bedroom 4	11'6" x 8'6"	3.52 x 2.60m
Store	—	—	Bathroom	—	—
			Store	—	—

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

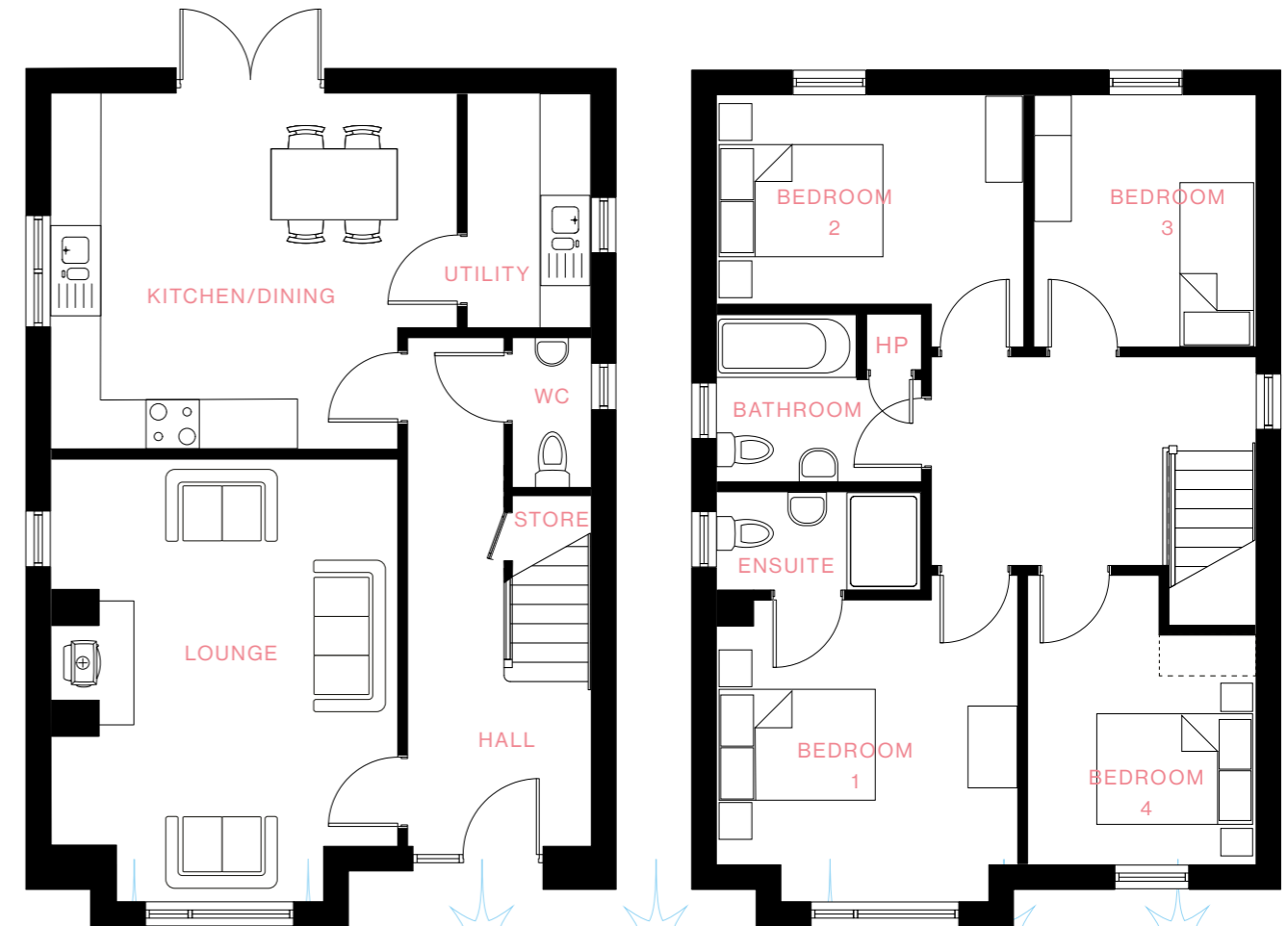


# The Gullion

## - Four Bedroom Detached Home

Plots: 10, 11, 24

1,340 SqFt



Ground Floor			First Floor		
Lounge	17'8" x 13'10"	5.38 x 4.22m	Bedroom 1	13'0" x 12'0"	3.97 x 3.67m
Kitchen/Dining	16'2" x 14'2"	4.94 x 4.33m	Ensuite	—	—
Utility	—	—	Bedroom 2	12'3" x 10'1"	3.74 x 3.07m
WC	—	—	Bedroom 3	10'1" x 8'10"	3.07 x 2.70m
Store	—	—	Bedroom 4	11'7" x 9'1"	3.52 x 2.77m
			Bathroom	—	—
			Store	—	—

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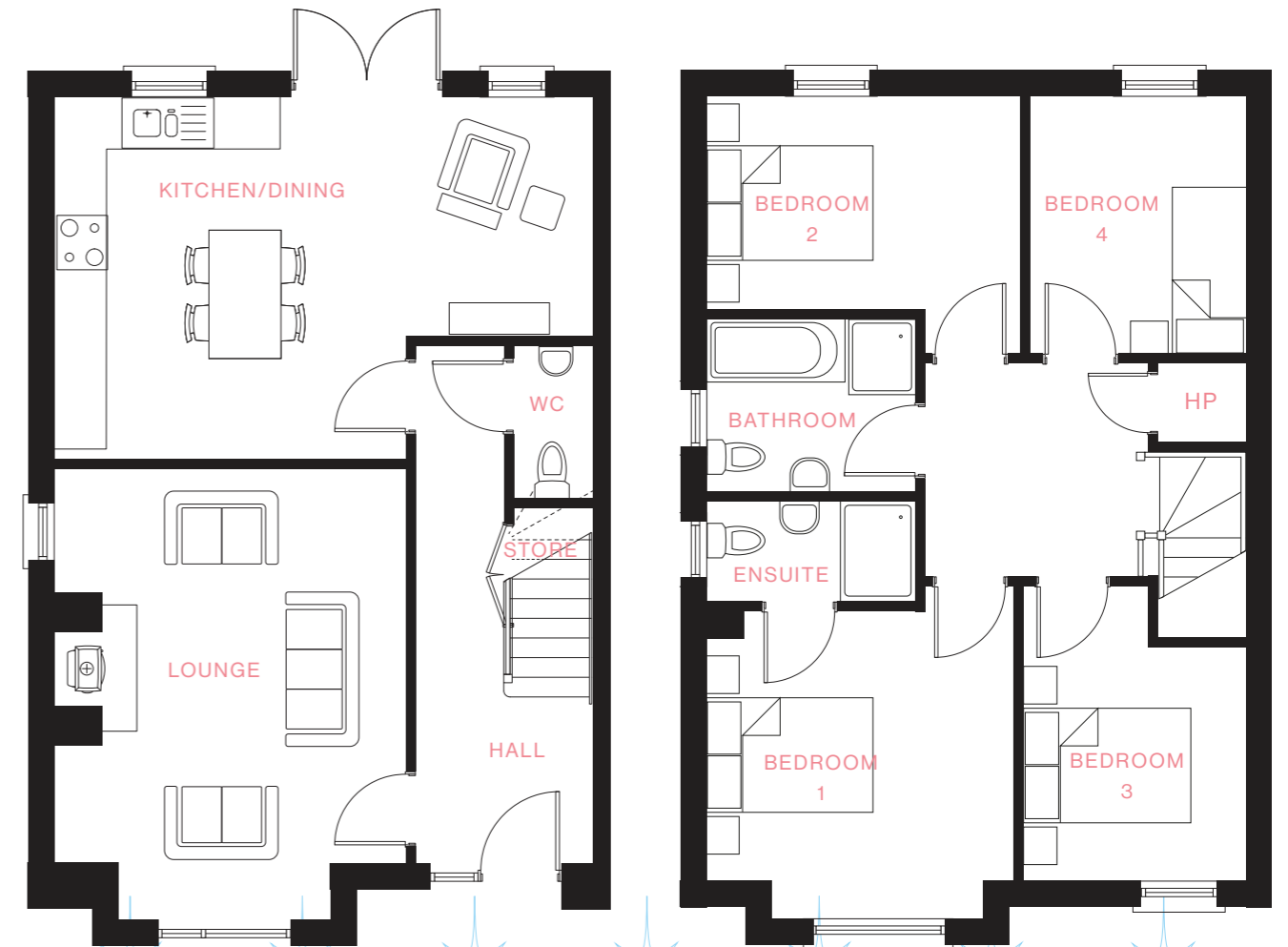


# The Sugarloaf

- Four Bedroom Semi-Detached Home

Plots: 6,7

1,315SqFt



Ground Floor			First Floor		
Lounge	17'11" x 13'10"	5.45 x 4.21m	Bedroom1	13'0" x 12'0"	3.97 x 3.67m
Kitchen/Dining	21'1" x 14'2"	6.43 x 4.32m	Ensuite	—	—
Utility	—	—	Bedroom2	12'3" x 10'1"	3.74 x 3.07m
WC	—	—	Bedroom3	10'1" x 8'6"	3.07 x 2.59m
Store	—	—	Bedroom4	11'7" x 8'8"	3.52 x 2.65m
			Bathroom	—	—
			Store	—	—

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



# The Faughil

- Three Bedroom Semi-Detached Home

Plots: 17, 18, 20

1,200 SqFt



Ground Floor			First Floor		
Lounge	17'10" x 12'0"	5.44 x 3.65m	Bedroom1	13'0" x 12'0"	3.95 x 3.65m
Kitchen/Dining	17'10" x 12'0"	5.44 x 3.66m	Ensuite	—	—
Utility	—	—	Bedroom2	12'0" x 8'2"	3.66 x 2.48m
WC	—	—	Bedroom3	12'0" x 10'1"	3.66 x 3.07m
Store	—	—	Bathroom	—	—
			Store	—	—

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

# The Greenan

- Three Bedroom Semi-Detached Home

Plots: 19, 21

1,125 SqFt



Ground Floor			First Floor		
Lounge	17'7" x 11'6"	5.37 x 3.50m	Bedroom 1	13'7" x 10'10"	4.14 x 3.31m
Kitchen/Dining	18'6" x 13'5"	5.63 x 4.10m	Ensuite	—	—
WC	—	—	Bedroom 2	13'2" x 10'9"	4.02 x 3.28m
			Bedroom 3	9'9" x 7'2"	2.97 x 2.19m
			Bathroom	—	—
			Store	—	—

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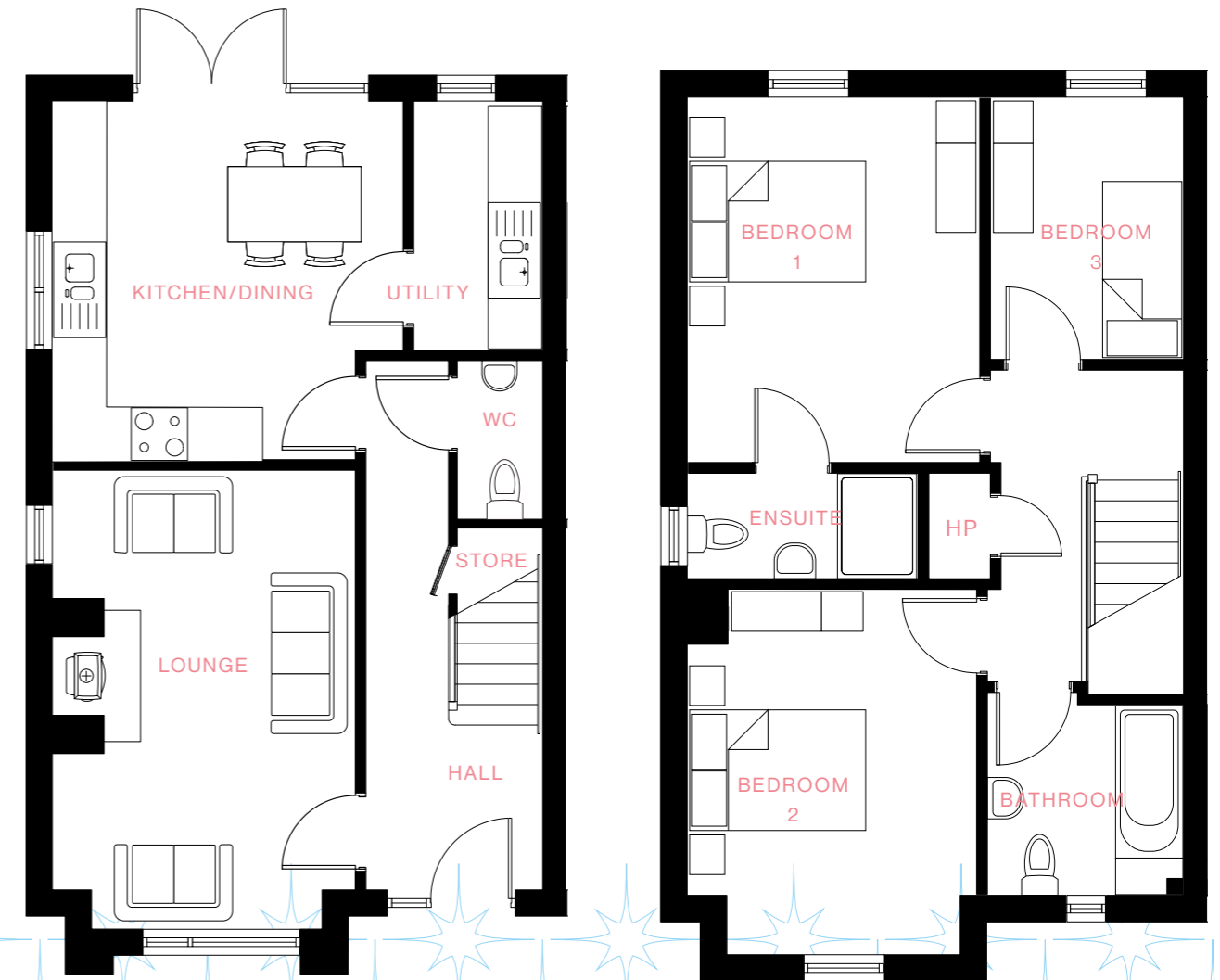


# ■ The Carrigatuke

## - Three Bedroom Semi-Detached Home

Plots: 22, 23, 25, 26, 36, 37

1,120 SqFt



Ground Floor			First Floor		
Lounge	17'3" x 11'5"	5.26 x 3.47m	Bedroom 1	13'7" x 10'10"	4.14 x 3.31m
Kitchen/Dining	13'5" x 13'2"	4.10 x 4.02m	Ensuite	—	—
Utility	—	—	Bedroom 2	13'7" x 10'9"	4.14 x 3.28m
WC	—	—	Bedroom 3	9'9" x 7'1"	2.97 x 2.16m
Store	—	—	Bathroom	—	—
			Store	—	—

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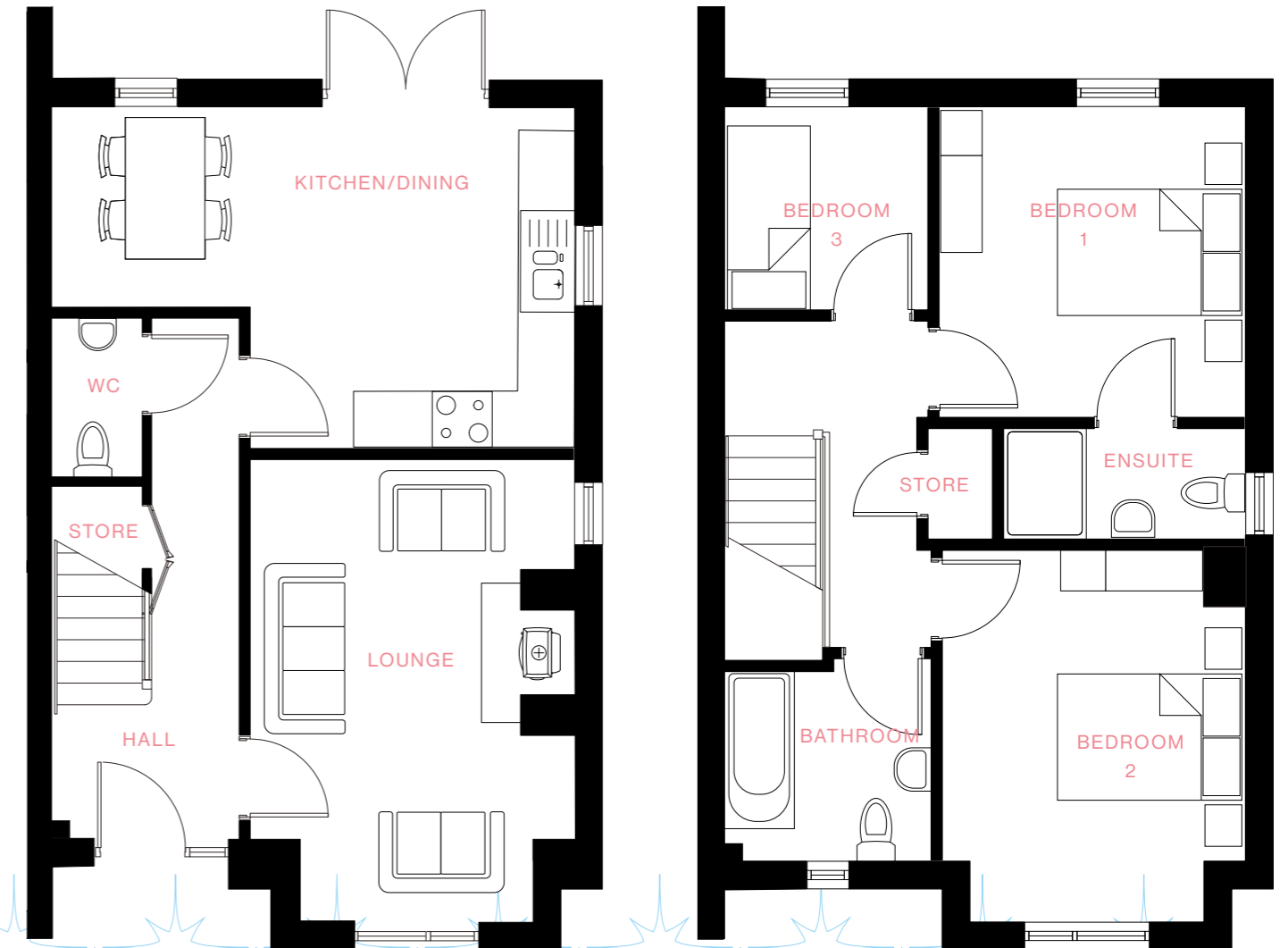


# The Mullaghbane

- Three Bedroom Semi-Detached Home

Plots: 16

1,015 Sq Ft



Ground Floor			First Floor		
Lounge	16'5" x 11'5"	5.00 x 3.47m	Bedroom 1	11'0" x 10'10"	3.35 x 3.31m
Kitchen/Dining	18'5" x 12'1"	5.62 x 3.69m	Ensuite	—	—
Utility	—	—	Bedroom 2	13'2" x 10'9"	4.02 x 3.28m
WC	—	—	Bedroom 3	7'2" x 7'2"	2.19 x 2.18m
Store	—	—	Bathroom	—	—
			Store	—	—

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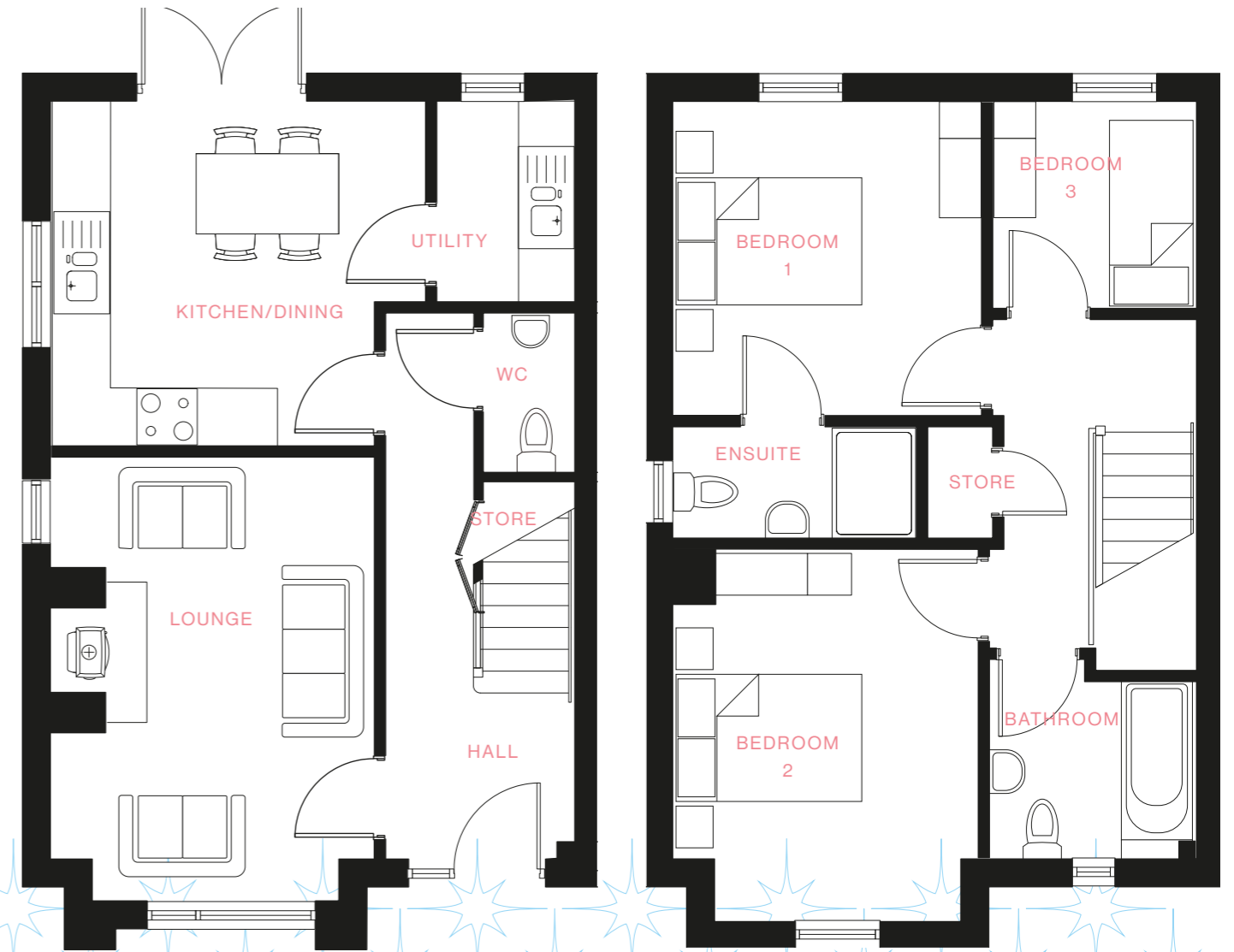


# The Croslieve

- Three Bedroom Semi-Detached Home

Plots: 12, 15

1,010 SqFt



Ground Floor			First Floor		
Lounge	15'8" x 11'5"	4.77 x 3.47m	Bedroom 1	11'0" x 10'10"	3.35 x 3.31m
Kitchen/Dining	13'2" x 12'1"	4.02 x 3.69m	Ensuite	—	—
Utility	—	—	Bedroom 2	13'2" x 10'9"	4.02 x 3.28m
WC	—	—	Bedroom 3	7'2" x 7'1"	2.18 x 2.16m
Store	—	—	Bathroom	—	—
			Store	—	—

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

# The Tievecrom

- Three Bedroom Semi-Detached Home

Plots: 13,14

992 SqFt



Ground Floor			First Floor		
Lounge	15'8" x 11'5"	4.77 x 3.47m	Bedroom 1	11'0" x 10'10"	3.35 x 3.31m
Kitchen/Dining	13'2" x 12'1"	4.02 x 3.69m	Ensuite	—	—
Utility	—	—	Bedroom 2	10'9" x 7'9"	3.28 x 2.37m
WC	—	—	Bedroom 3	7'2" x 7'1"	2.18 x 2.16m
Store	—	—	Bathroom	—	—
			Store	—	—

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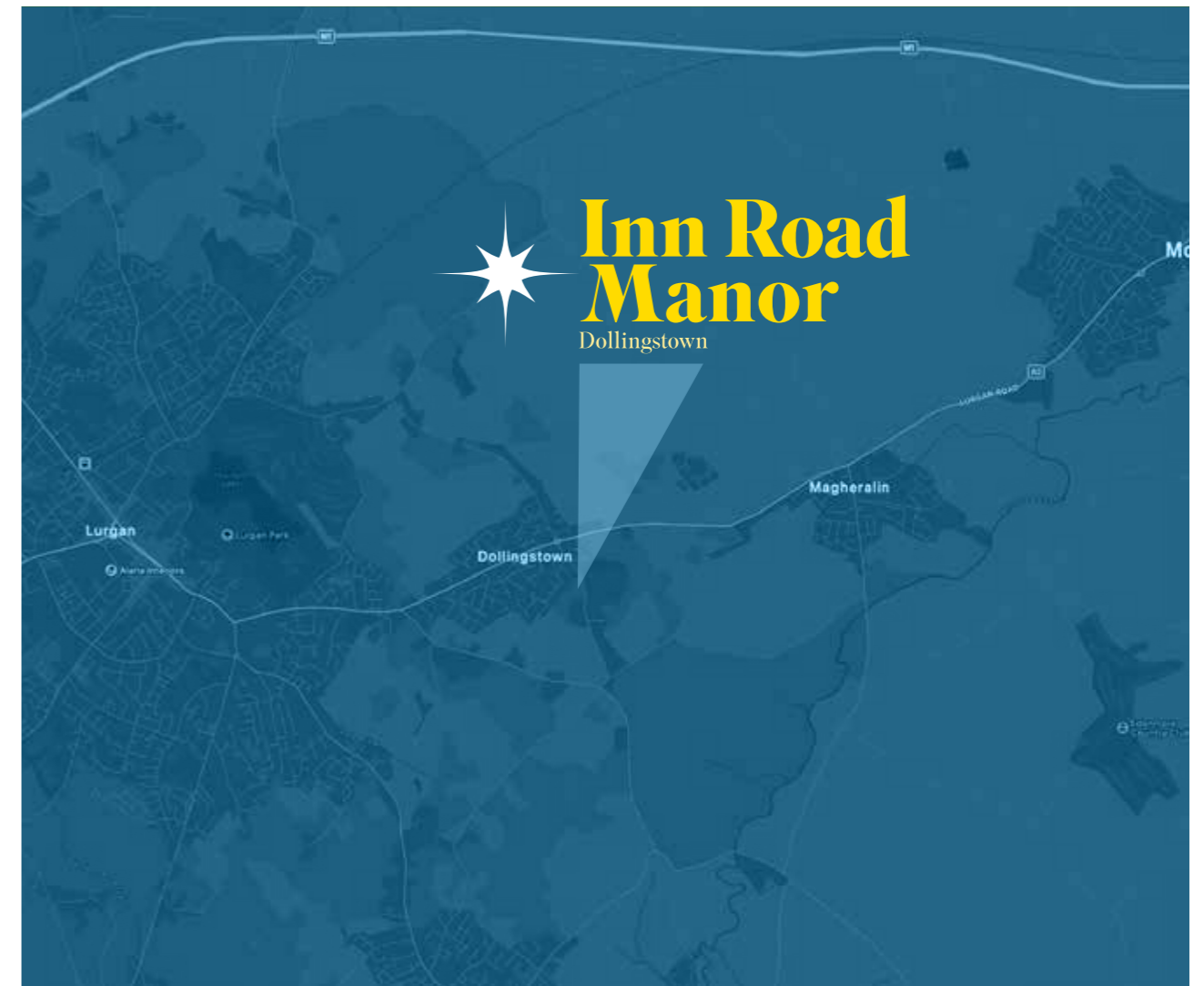
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# Sales Agents

For the latest information on availability and future developments at Inn Road Manor please visit our website: [hilmarkhomes.com](http://hilmarkhomes.com)



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028 9261 3100  
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# 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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