

LONGRIDGE

AT THE HOLLOWS, GILFORD ROAD, LURGAN

**THE HOLLOWS, GILFORD ROAD
LURGAN**

Address:

3 & 4 BEDROOM DETACHED
AND SEMI-DETACHED HOMES

HILMARK
HOMES





LONGRIDGE

AT THE HOLLOWS, GILFORD ROAD, LURGAN

Featuring spacious detached and semi-detached designs, your future Longridge home is carefully considered and constructed, not only for comfort and style, but to make the most of the lovely country surroundings of County Armagh.

Longridge is located in an area of high demand just off the Gilford Road. Each Longridge home is specifically created to seamlessly blend and preserve the unique character and ambience of 'The Hollows'.

Longridge is an exceptional place and we are proud to offer our homes to you.



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 in Longridge at The Hollows 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.

Longridge 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 Longridge 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
- 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 hearth
- 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 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

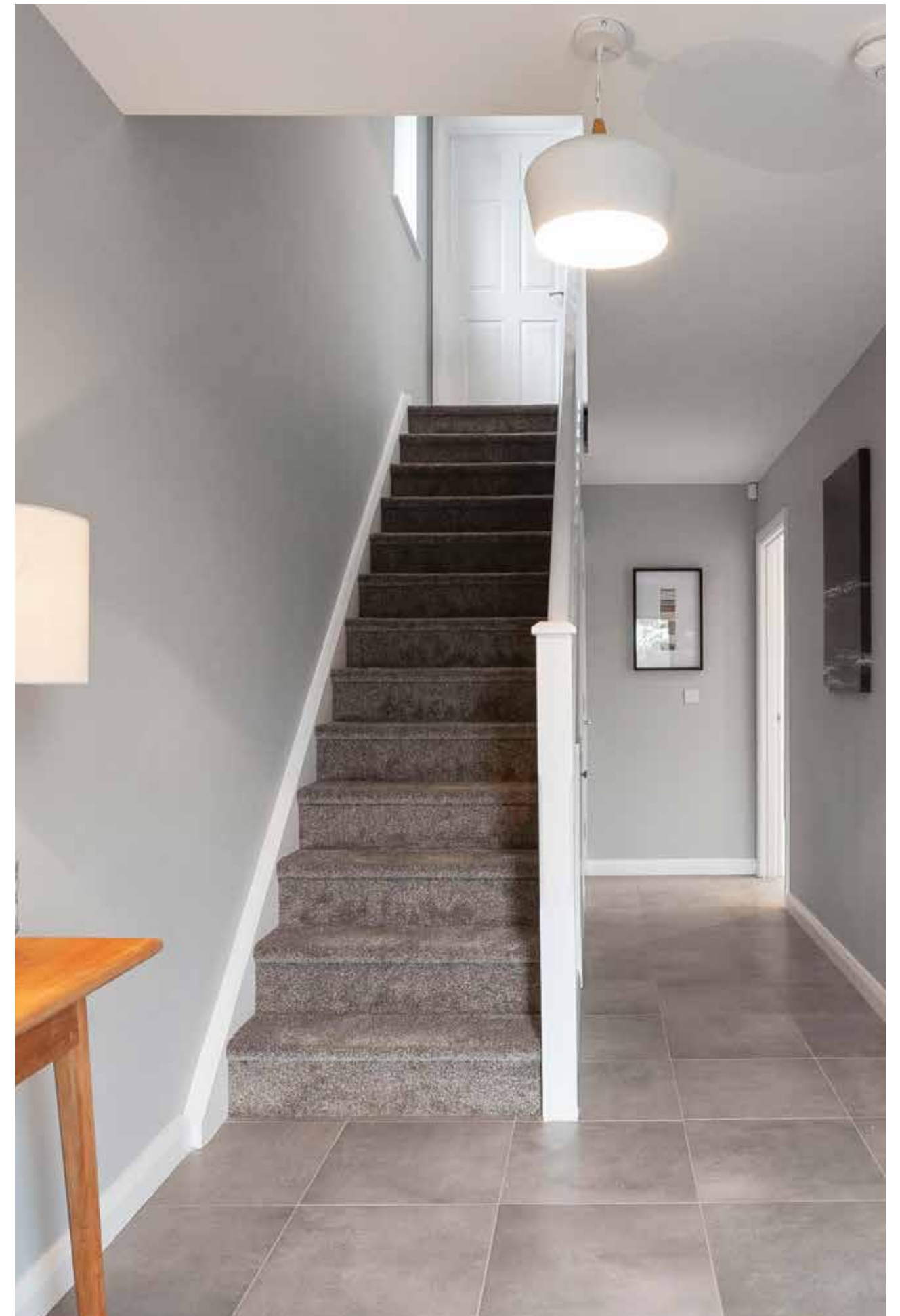
- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled Shower over bath with screen door where applicable
- Separate shower enclosure with thermostatically controlled shower where applicable
- Heated chrome towel radiator to main bathroom and ensuite
- LED recessed downlighters to main bathroom and ensuite

Floor Coverings & Tilings

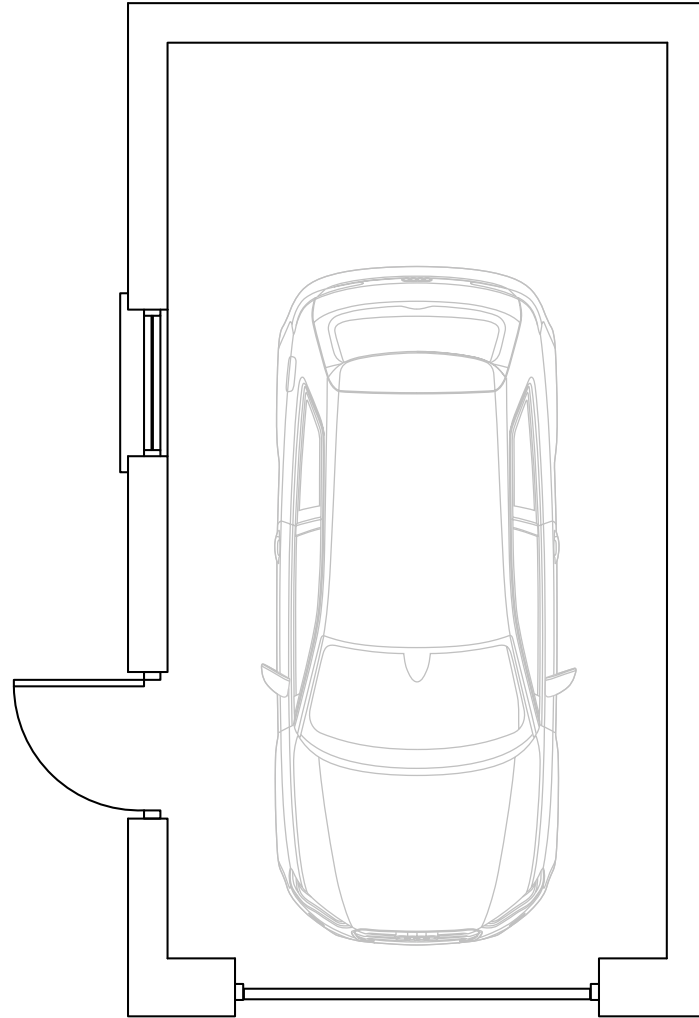
- Ceramic wall tiling between kitchen units
- Porcelain tiled floor to kitchen/dining area, utility, hall, bathroom, en-suite and WC
- Full height porcelain wall tiles to shower enclosure
- Porcelain wall tiles to wet areas, at bath and sinks
- Carpets with underfelt to lounge, bedrooms, stairs and landing

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)
- 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 of gardens
- Feature external lighting to front and rear doors
- 10 year NHBC structural warranty



Optional Extras



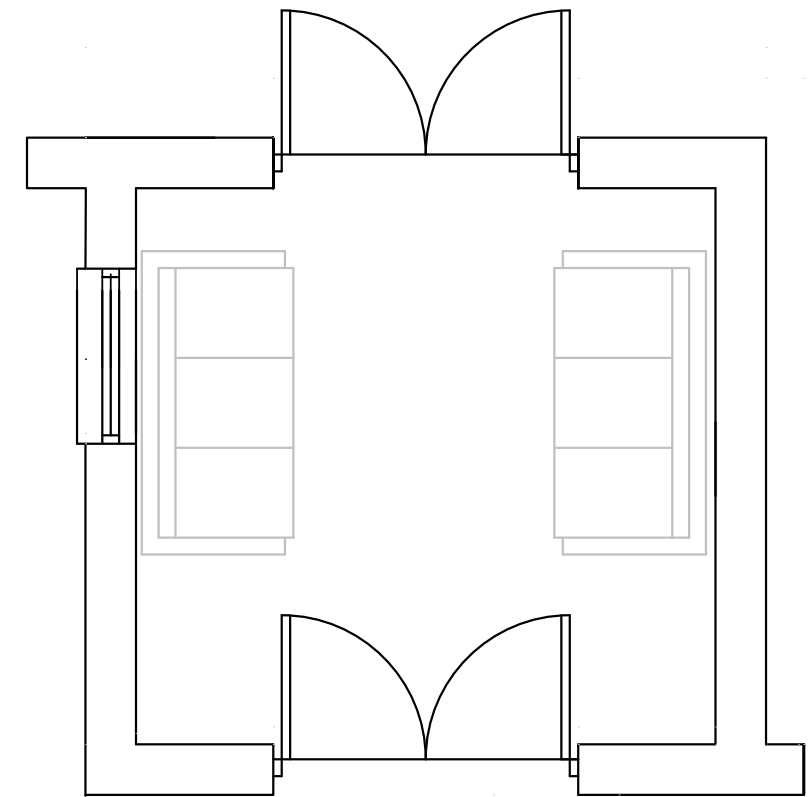
Garage*

Built with the same finish as your new home – brick/render
Roller shutter front door uPVC side door and window.

Two surface mounted double sockets & pendant light.

Flush pointed internal block work

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



Garden Room*







With 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.

LONGRIDGE

AT THE HOLLOWES, GILFORD ROAD, LURGAN

-  **Lewis** - Four Bedroom Detached Home
Plot: 78
-  **Beckett** - Four Bedroom Detached Home
Plot: 82
-  **Gregory** - Four Bedroom Detached Home
Plots: 72, 73, 79, 80
-  **Moore** - Four Bedroom Semi-Detached Home
Plots: 74, 75, 76, 77
-  **Madden** - Four Bedroom Semi-Detached Home
Plots: 70, 71, 85, 86, 87, 88
-  **Joyce** - Three Bedroom Semi-Detached Home
Plots: 83, 84, 89, 90



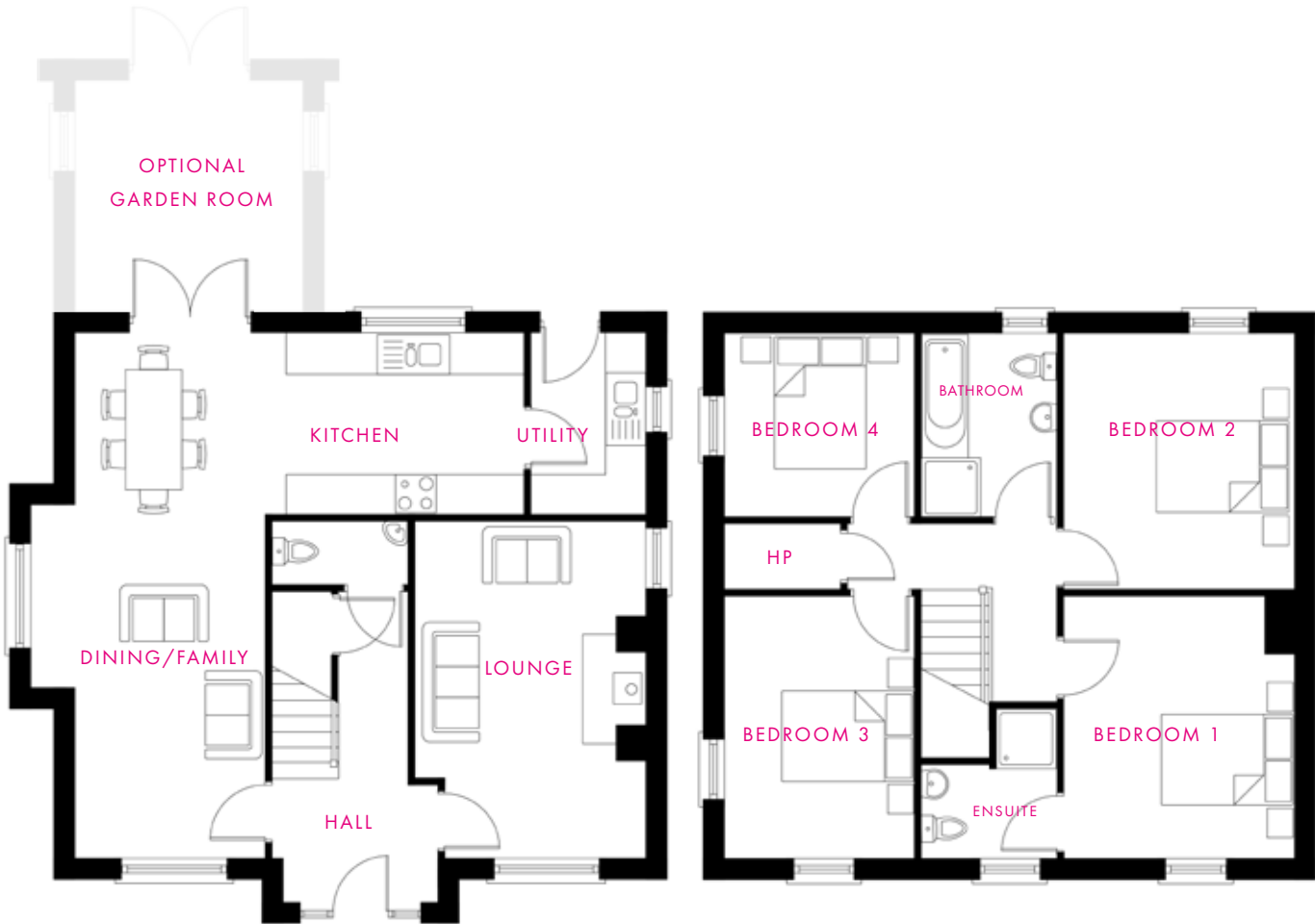


Lewis

- Four Bedroom Detached Home

Plot: 78

1500 Sq Ft (Excluding 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	16'8" x 11'5"	5.08 x 3.48m	Bedroom 1	13'1" x 11'5"	3.98 x 3.48m
Kitchen	12'10" x 8'11"	3.90 x 2.72m	Ensuite	—	—
Utility	—	—	Bedroom 2	12'7" x 11'5"	3.83 x 3.48m
Dining/Family	25'11" x 11'7"	7.91 x 3.52m	Bedroom 3	13'0" x 9'4"	3.97 x 2.84m
WC	—	—	Bedroom 4	9'4" x 9'0"	2.84 x 2.74m
			Bathroom	—	—
			Store	—	—

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



Beckett

- Four Bedroom Detached Home

Plot: 82

1317 Sq Ft (Excluding optional Garden Room)



Ground Floor			First Floor		
Lounge	15'1" x 12'4"	4.60 x 3.77m	Bedroom 1	12'0" x 11'4"	3.66 x 3.45m
Kitchen/Dining	21'10" x 18'7"	6.65 x 5.66m	Ensuite	—	—
Utility	—	—	Bedroom 2	10'4" x 9'11"	3.15 x 3.02m
WC	—	—	Bedroom 3	9'11" x 8'11"	3.02 x 2.73m
			Bedroom 4	8'7" x 7'11"	2.62 x 2.42m
			Bathroom	—	—

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

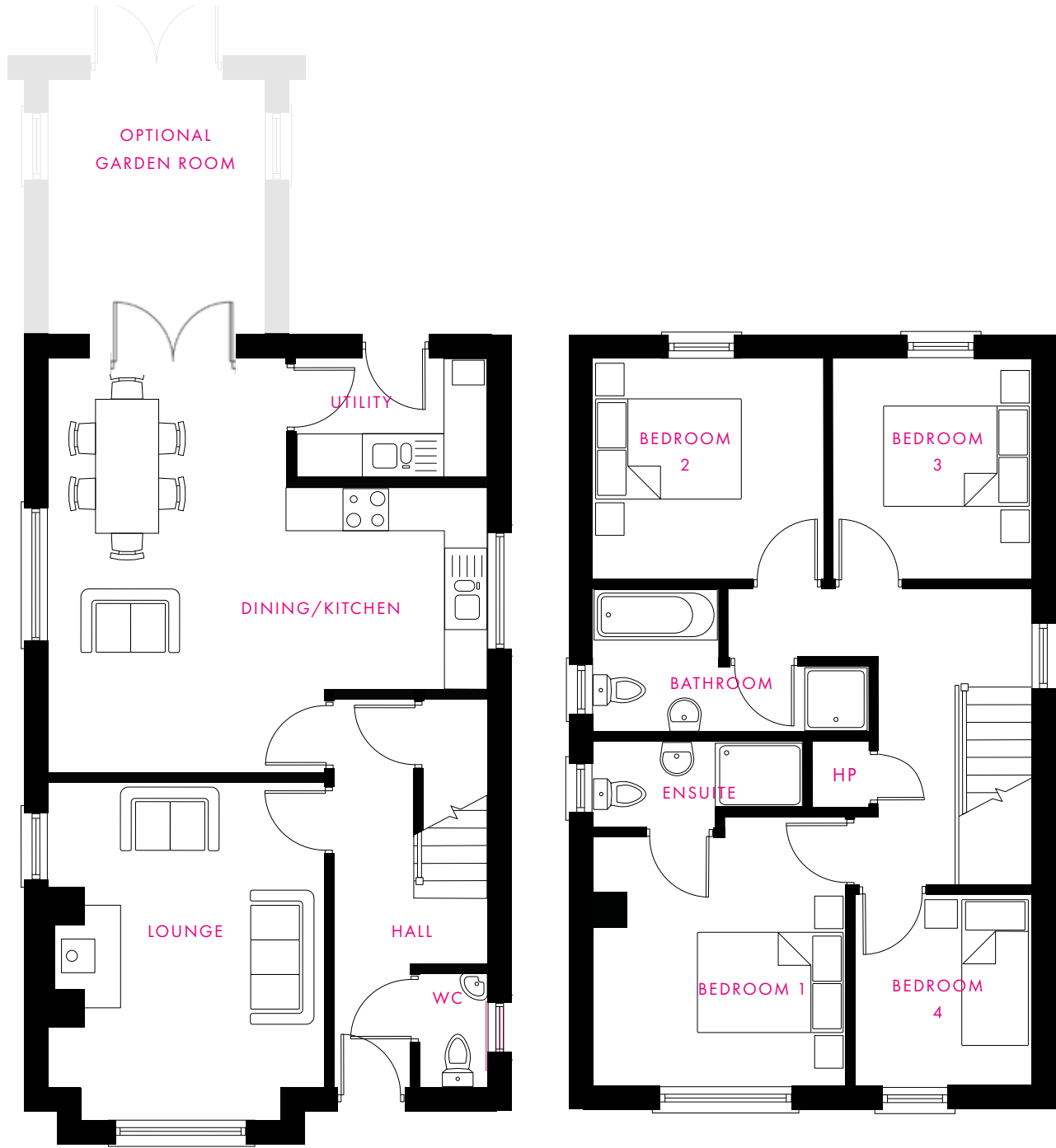
PLEASE NOTE:
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Please refer to your selling agent and site map.

Gregory

- Four Bedroom Detached Home

Plot: 72, 73, 79, 80

1296 Sq Ft (Excluding optional Garden Room)



Ground Floor			First Floor		
Lounge	15'1" x 12'5"	4.60 x 3.78m	Bedroom 1	12'1" x 11'4"	3.68 x 3.45m
Kitchen/Dining	19'8" x 18'7"	5.99 x 5.66m	Ensuite	—	—
Utility	—	—	Bedroom 2	10'4" x 9'11"	3.15 x 3.02m
WC	—	—	Bedroom 3	9'11" x 8'11"	3.02 x 2.73m
			Bedroom 4	8'7" x 8'0"	2.62 x 2.43m
			Bathroom	—	—

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

PLEASE NOTE:
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Please refer to your selling agent and site map.



Madden

- Four Bedroom Semi-Detached Home

Plots: 70, 71, 85, 86, 87, 88

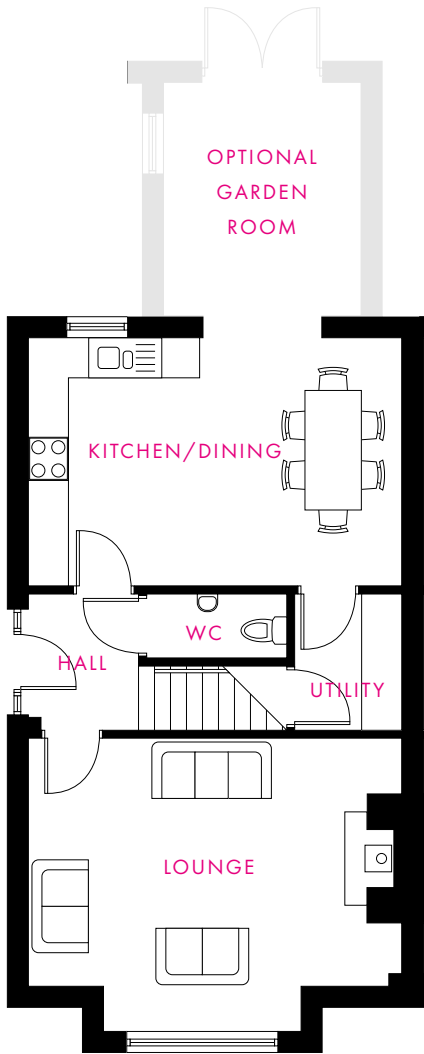
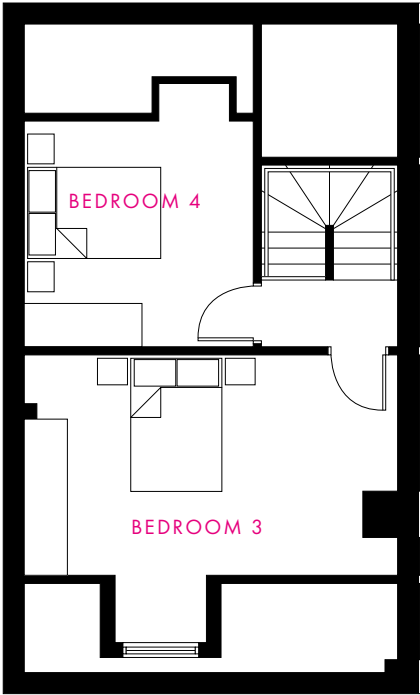
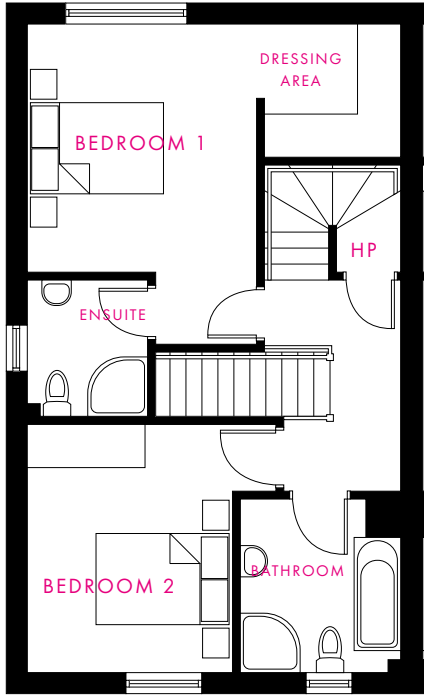
1594 Sq Ft (Excluding optional Garden Room)



Plots: 85, 86, 87, 88



Plots: 70, 71



Ground Floor		
Lounge	18'4" x 14'5"	5.59 x 4.39m
Kitchen/Dining	18'4" x 12'2"	5.59 x 3.72m
Utility	—	—
WC	—	—
First Floor		
Bedroom 1 (Including dressing area)	18'4" x 15'9"	5.59 x 4.79m
Ensuite	—	—
Bedroom 2	12'2" x 12'2"	3.71 x 3.71m
Store	—	—
Bathroom	—	—
Second Floor		
Bedroom 3	18'4" x 14'2"	5.59 x 4.31m
Bedroom 4	11'3" x 10'11"	3.43 x 3.32m

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

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

Moore

- Four Bedroom Semi-Detached Home

Plots: 74, 75, 76, 77

1317 Sq Ft (Excluding 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	15'6" x 12'4"	4.72 x 3.76m	Bedroom 1	12'4" x 11'9"	3.76 x 3.58m
Kitchen/Dining	19'5" x 16'0"	5.93 x 4.88m	Ensuite	—	—
Utility	—	—	Bedroom 2	10'3" x 9'11"	3.13 x 3.02m
WC	—	—	Bedroom 3	9'11" x 8'10"	3.02 x 2.68m
			Bedroom 4	12'2" x 8'0"	3.70 x 2.44m
			Bathroom	—	—

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

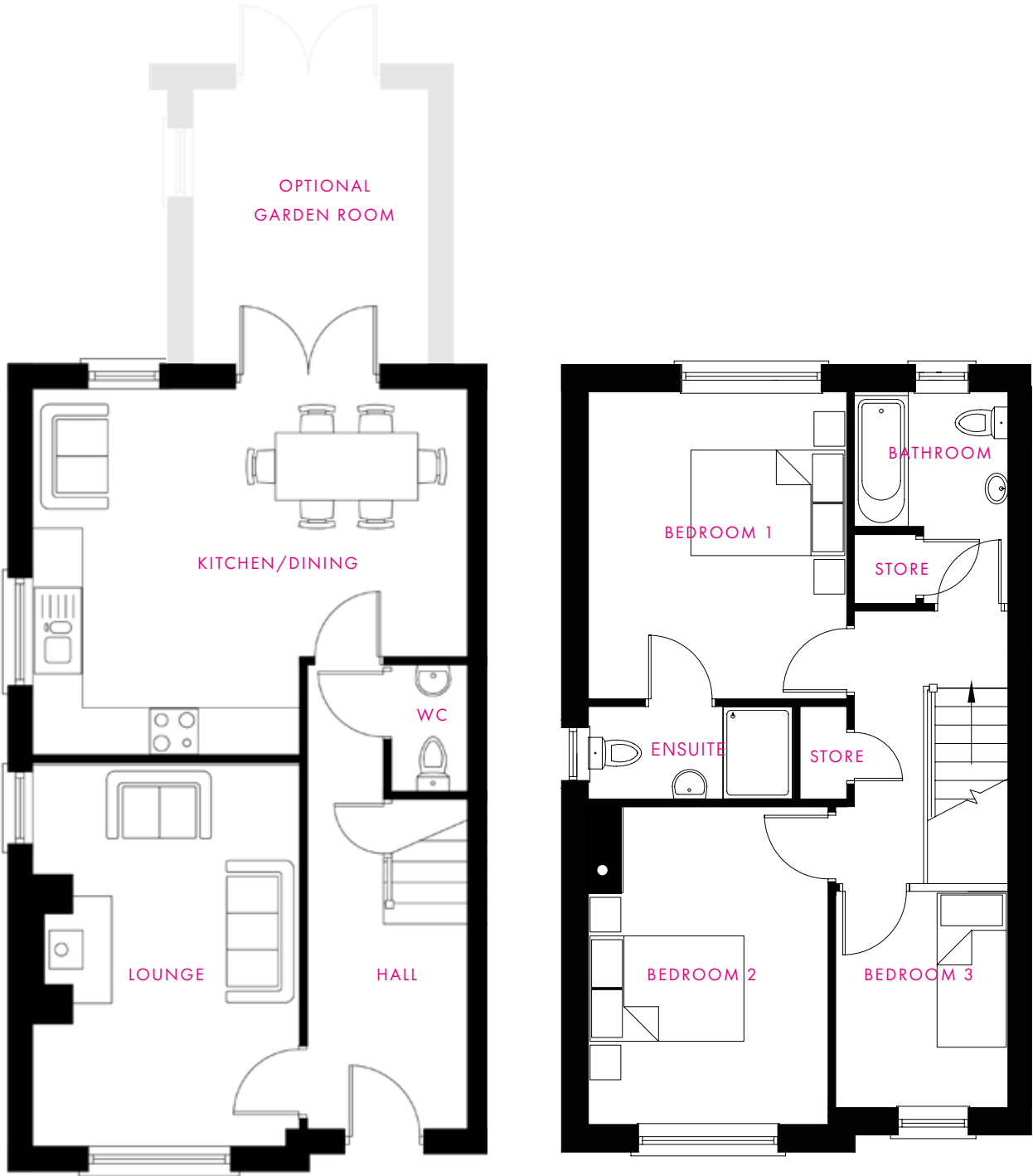


Joyce

- Three Bedroom Semi-Detached Home

Plot: 83, 84, 89, 90

1122 Sq Ft (Excluding 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	15'11" x 11'0"	4.84 x 3.36m	Bedroom 1	13'1" x 11'1"	4.00 x 3.38m
Kitchen/Dining	18'0" x 15'2"	5.48 x 4.63m	Ensuite	—	—
WC	—	—	Bedroom 2	13'8" x 10'6"	4.16 x 3.19m
			Bedroom 3	9'2" x 7'1"	2.80 x 2.17m
			Bathroom	—	—
			Store	—	—

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

Sales Agents

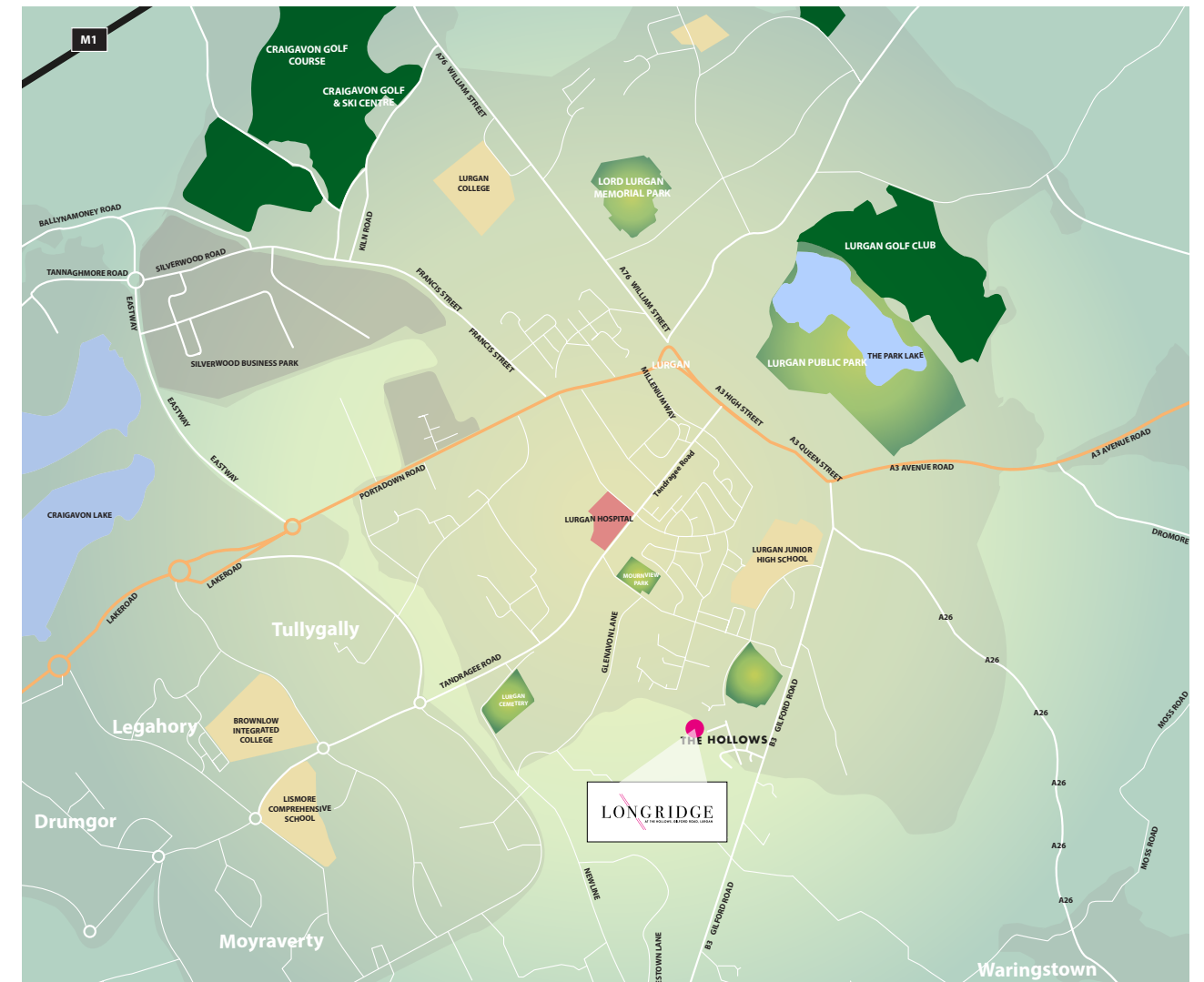
For the latest information on availability and future developments at Longridge please visit our website: hilmarkhomes.com



028 3832 2244
www.jonesestateagents.com



028 3839 9911
www.hannath.com



Location

Longridge at The Hollows 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.



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.

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