3 & 4 BEDROOM DETACHED
AND SEMI DETACHED HOMES

Location: **EASTWAY, CRAIGAVON**

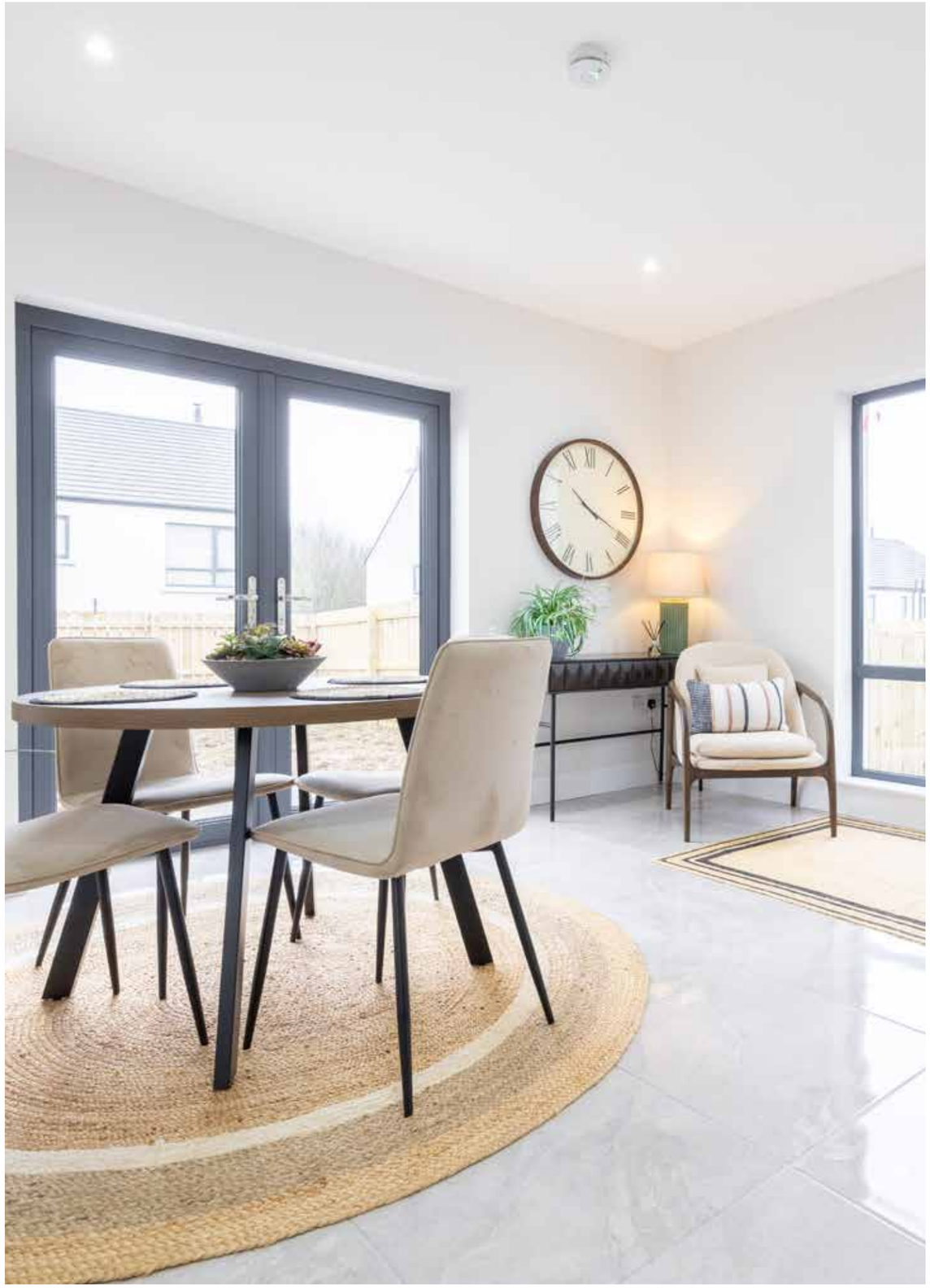
HILMARK HOMES



# BALLYNAMONEY VIEW

## CRAIGAVON

**EXPLORE, ENJOY, LIVE.**
















# HILMARK HOMES

Every Hilmark Home is designed to blend naturally with its environment and complement the surrounding architecture but Ballynamoney View takes our Move-In Ready homes to the next level.

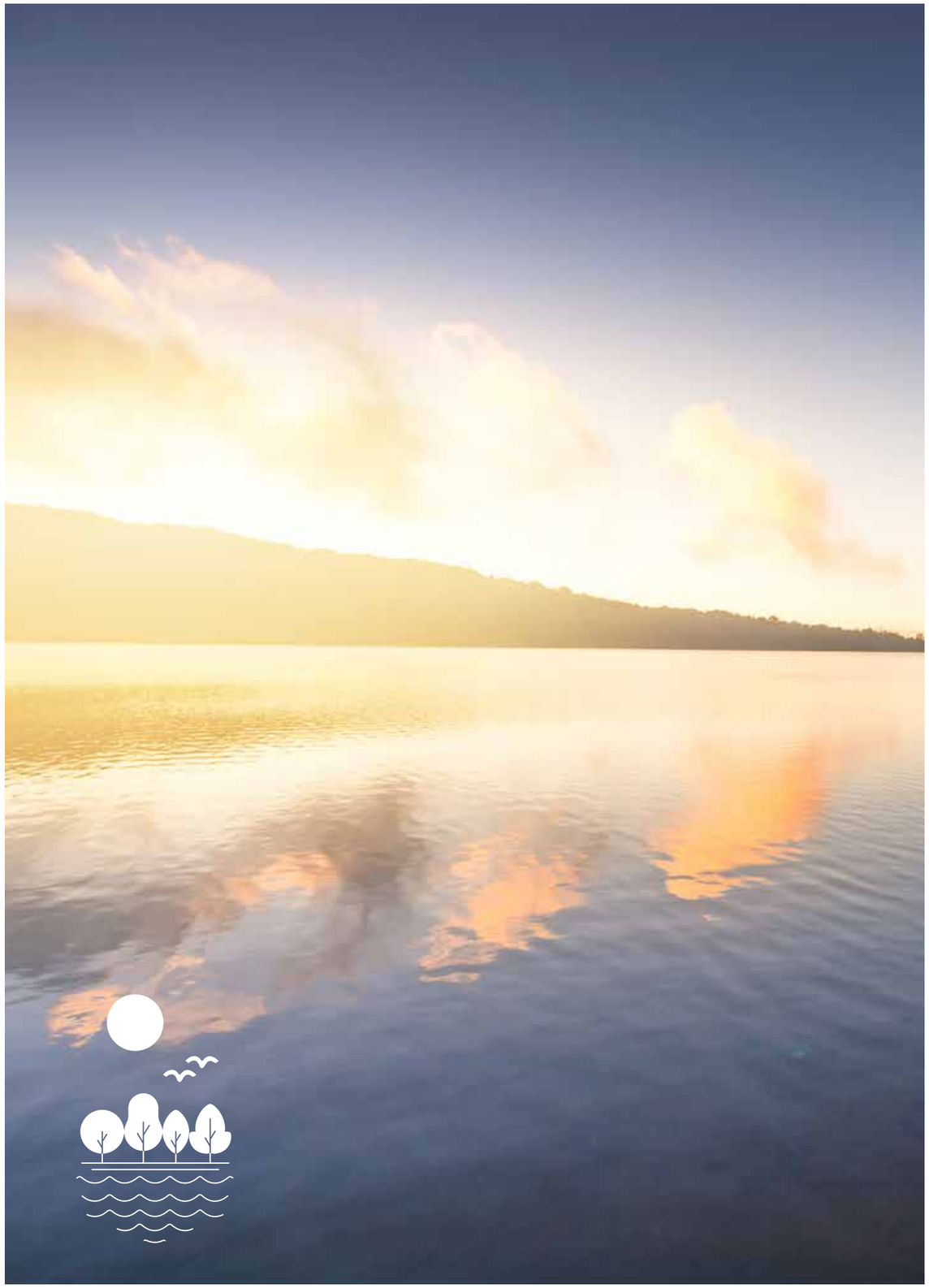
Contemporary and stylish designs are our trademark and Ballynamoney View presented us the unique opportunity to make the very most of the exceptionally stunning countryside surrounding the area.

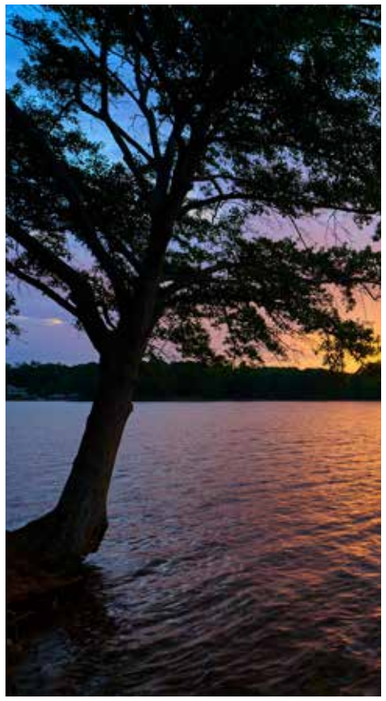
Constructed by skilled local craftsmen using carefully selected materials, every element in each new Hilmark Home is carefully considered for the best possible build. We've taken particular care at Ballynamoney View to integrate large windows in your new home to take full advantage of the breathtaking views and make the most of the natural light.

We also give you the opportunity to add your own personal touch to the finished design by choosing from our Style and Refine ranges.

Ballynamoney View combines aspirational living and a desirable location to create a once in a lifetime opportunity for those seeking a balance between work, family life and recreation.

Hilmark Homes promises your new home will always be unique, always considered and always built for you.









# CRAIGAVON

## A New Start.

**Ballynamoney View showcases comfort and convenience and offers its residents the easy access to an abundance of exciting things to see and do in the area.**

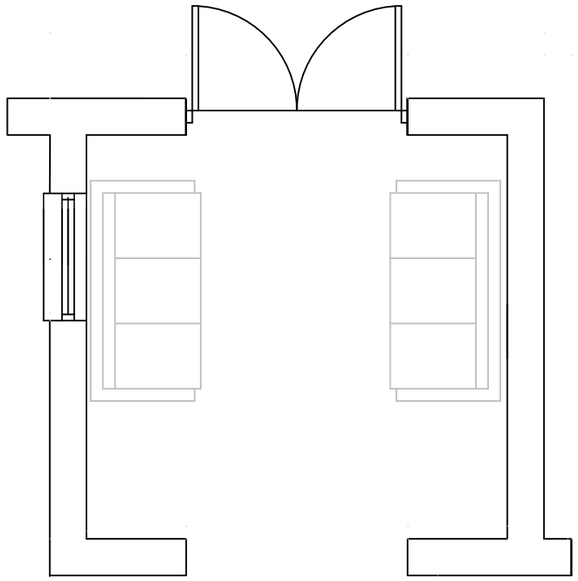
Situated as part of the 'Craigavon Urban Area' along with neighbouring Craigavon and Portadown, Ballynamoney View is perfectly positioned offering modern family life in an unparalleled area to explore the outdoors. Whether it's a family day out at Tannaghmore Gardens and Animal Farm, walking or cycling the Parkland of Craigavon Lakes or the abundance of facilities at South Lake Leisure Centre, this area truly has it all for a variety of buyers.

Residents of Ballynamoney View certainly don't have far to travel whether it is a shopping trip to Rushmere Shopping Centre with over 70 stores to choose from, Marlborough Retail Park or the hub of activity for all ages at Airtastic Entertainment Centre.

Homeowners can benefit from easy accessibility for an array of employment with Silverwood Business Park, Seagoe Industrial Park and Craigavon Area Hospital all a short drive away!

Ballynamoney View with its exclusive range of detached and semi-detached homes with the very best of modern living, perfectly suited for an array of home buyers.

# 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.*

# Harnessing Solar Power for Energy Efficiency



## Solar Power.

Homes at **Ballynamoney View** 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.








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VIEW
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# SPECIFICATION

**As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of Ballynamoney View offers the very best in terms of quality products and stylish finishes.**

## Kitchens & Utility Rooms

- High quality units with a 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
- 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
- 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 including 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 fitting to either Bathroom or Ensuite
- Wall hung vanity unit to either Bathroom or Ensuite
- LED recessed downlighters to main bathroom and ensuite

## Floor Coverings & Tiling

- 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)**
- Timber frame construction
- Rear gardens rotovated and seeded in planting season **(Weather dependant)**
- Bitmac driveway
- External double socket
- 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
- 10 Year ICW structural warranty to all other plots (NHBC Warranty to Plots 18, 19 & 20 only)

## 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.








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# SITE PLAN




BALLYNAMONEY VIEW
CRAIGAVON

- **The Lawrence** — Four Bedroom Detached Home, Plots: 37
- **The Bushfield** — Four Bedroom Detached Home, Plots: 36
- **The Newton** — Four Bedroom Detached Home, Plots: 40
- **The Seaforde** — Four Bedroom Detached Home, Plots: 8 with Garden Room, Plots: 9, 18
- **The Sheldrake** — Four Bedroom Semi-Detached Home, Plots: 10, 11, 12, 13, 15, 16
- **The Wicker** — Four Bedroom Semi-Detached Home, Plots: 4, 5, 6 & 7
- **The Fulton** — Three Bedroom Detached Home, Plots: 17, 41
- **The Hemlock** — Three Bedroom Detached Home, Plots: 14
- **The Carmen** — Three Bedroom Semi-Detached Home, Plots: 38, 39
- **The Delaware** — Three Bedroom Semi-Detached Home, Plots: 19, 20, 44, 45, 46, 47
- **The Arden** — Three Bedroom Semi-Detached home, Plots: 42 & 43

# The Lawrence

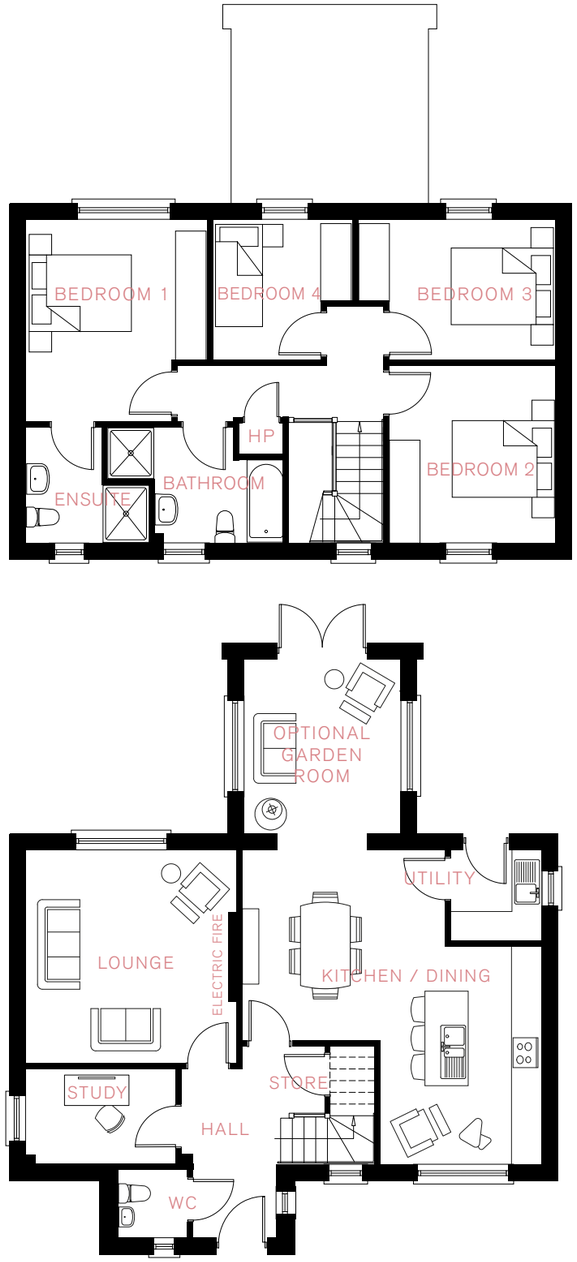
- Four Bedroom Detached Home - **1453 SqFt**
- With Optional Garden Room - **1575 SqFt**

**PLOT:** 37



**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.




## Ground Floor

| | | |
|---|---|---|
| Lounge | 14'1" x 13'10" | 4.28 x 4.21m |
| Kitchen/Utility | 20'8" x 10'7" | 6.29 x 3.23m |
| Dining Area | 12'6" x 9'1" | 3.82 x 2.78m |
| Study | 9'10" x 6"2' | 2.99 x 1.89 |
| Optional Garden Room | 11'5" x 10'4" | 3.47 x 3.16 m |
| Store | — | — |
| WC | — | — |

## First Floor

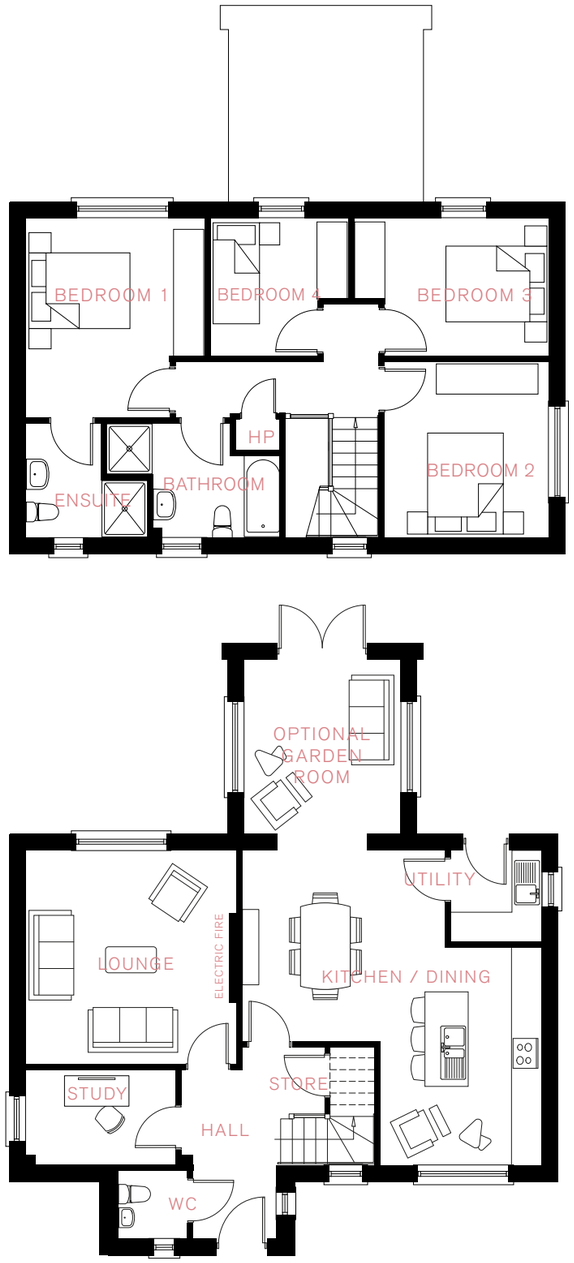
| | | |
|---|---|---|
| Bedroom 1<br>Ensuite | 12'11"x 11'7"<br>— | 3.93 x 3.54m<br>— |
| Bedroom 2 | 11'4" x 10'7" | 3.45 x 3.23m |
| Bedroom 3 | 12'7" x 8'11" | 3.84x 2.72m |
| Bedroom 4 | 8'11" x 8'11" | 2.73 x 2.72m |
| Bathroom | — | — |

# The Bushfield

- Four Bedroom Detached Home - **1453 SqFt**
- With Optional Garden Room - **1575 SqFt**

**PLOT:** 36






**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.

## Ground Floor

| | | |
|---|---|---|
| Lounge | 14'1" x 13'10" | 4.28 x 4.21m |
| Kitchen/Utility | 20'8" x 10'7" | 6.29 x 3.23m |
| Dining Area | 12'6" x 9'1" | 3.82 x 2.78m |
| Study | 9'10" x 6'2" | 2.99 x 1.89 |
| Optional Garden Room | 11'5" x 10'4" | 3.47 x 3.16 m |
| Store | — | — |
| WC | — | — |

## First Floor

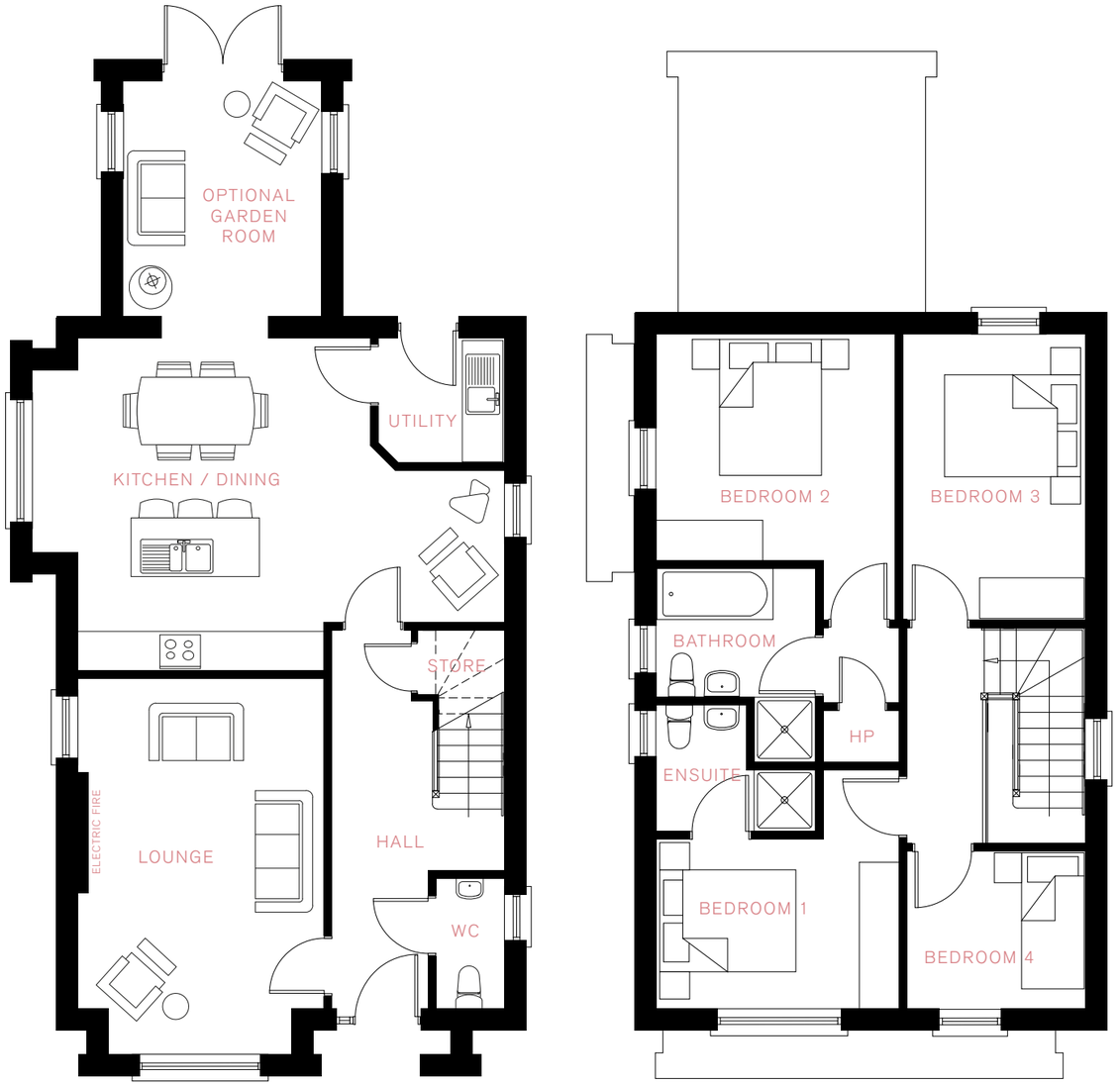
| | | |
|---|---|---|
| Bedroom 1<br>Ensuite | 12'11"x 11'7"<br>— | 3.93 x 3.54m<br>— |
| Bedroom 2 | 11'4" x 10'7" | 3.45 x 3.23m |
| Bedroom 3 | 12'7" x 8'11" | 3.84x 2.72m |
| Bedroom 4 | 8'11" x 8'11" | 2.73 x 2.72m |
| Bathroom | — | — |

# The Newton

- Four Bedroom Detached Home - **1381 SqFt**
- With Optional Garden Room - **1498 SqFt**

**PLOT**: 40






## Ground Floor

| | | |
|---|---|---|
| Lounge | 18'2" x 11'11" | 5.54 x 3.63m |
| Kitchen/Dining | 22'10" x 16'1" | 6.96 x 4.90m |
| Optional Garden Room | 11'5" x 9'7" | 3.47 x 2.92m |
| Utility | — | — |
| WC | — | — |
| Store | — | — |

## First Floor

| | | |
|---|---|---|
| Bedroom 1 | 11'9" x 11'6" | 3.57 x 3.50m |
| Ensuite | — | — |
| Bedroom 2 | 13'9" x 11'6" | 4.18 x 3.51m |
| Bedroom 3 | 13'9" x 8'9" | 4.18 x 2.66m |
| Bedroom 4 | 8'7" x 7'7" | 2.61 x 2.30m |
| Bathroom | — | — |

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

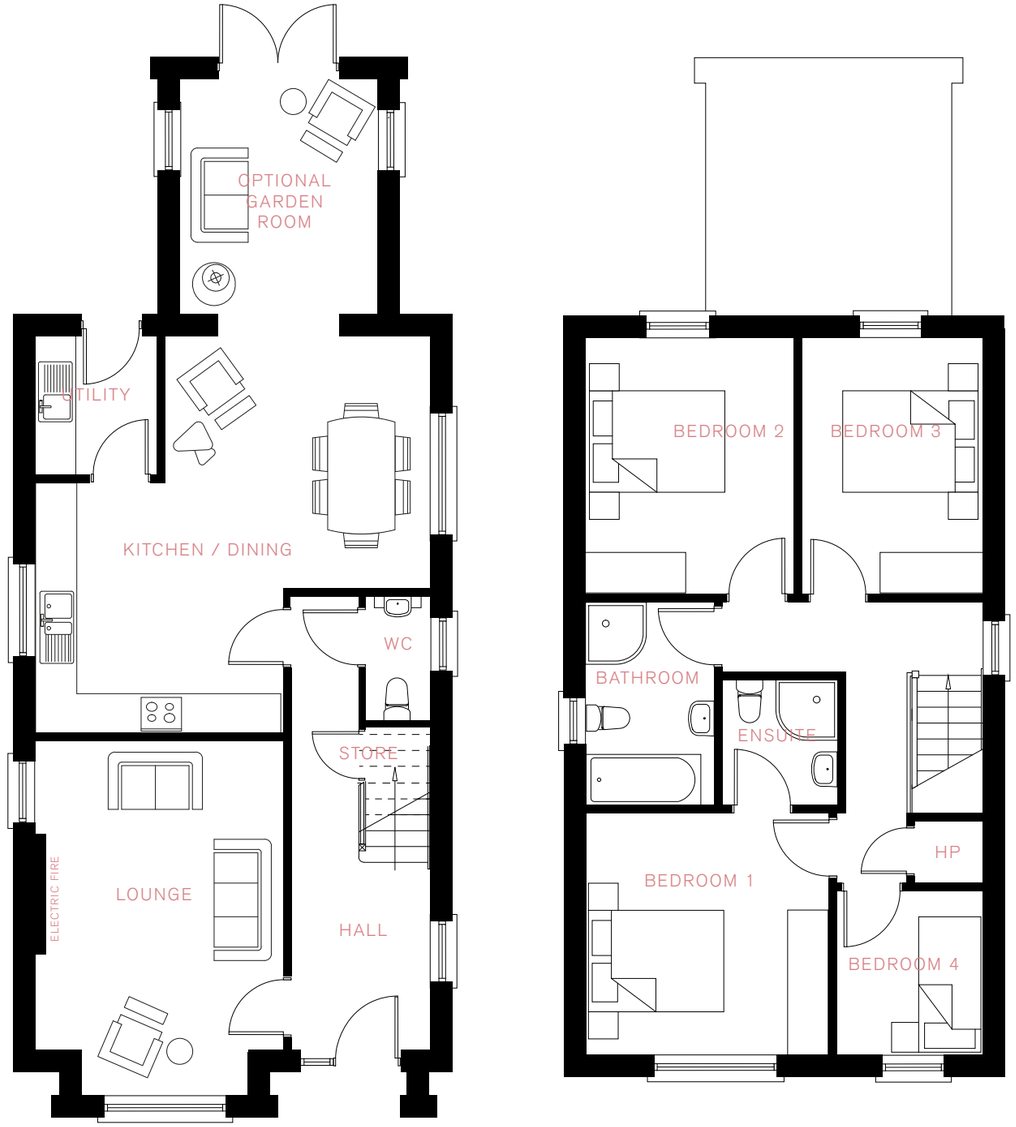
* All dimensions are based on the maximum room width and length.

# The Seaforde

- Four Bedroom Detached Home - **1359 SqFt**
- With Optional Garden Room - **1475 SqFt**

**PLOT:** 8 ***(With Garden Room)***
**PLOTS:** 9, 18






**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.

## Ground Floor

| | | |
|---|---|---|
| Lounge | 17'3" x 12'0" | 5.25 x 3.67m |
| Kitchen/Dining | 19'2" x 19'2" | 5.87 x 5.84m |
| Optional Garden Room | 11'5" x 9'6" | 3.45 x 2.90m |
| Utility | — | — |
| WC | — | — |
| Store | — | — |

## First Floor

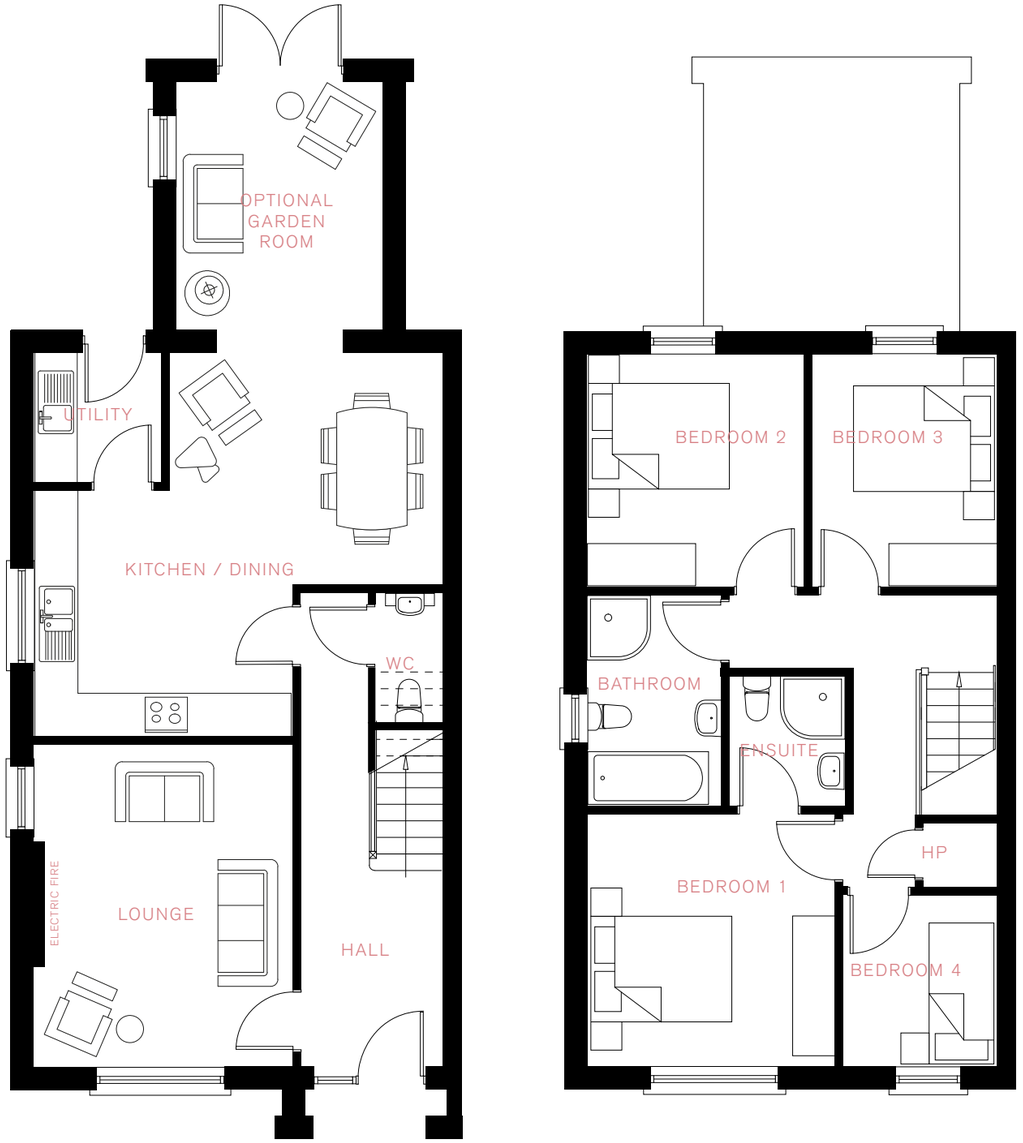
| | | |
|---|---|---|
| Bedroom 1 | 11'10" x 11'10" | 3.61 x 3.60m |
| Ensuite | — | — |
| Bedroom 2 | 12'5" x 10'2" | 3.78 x 3.09m |
| Bedroom 3 | 12'5" x 8'10" | 3.78 x 2.68m |
| Bedroom 4 | 8'0" x 7'1" | 2.44 x 2.16m |
| Bathroom | — | — |

# The Sheldrake - Four Bedroom Semi-Detached Home - **1263 SqFt**

- With Optional Garden Room - **1379 SqFt**

**PLOT:** **10, 11, 12, 13, 15, 16**






**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.

## Ground Floor

| | | |
|---|---|---|
| Lounge | 15'0" x 12'0" | 4.56 x 3.67m |
| Kitchen/Dining | 19'0" x 17'10" | 5.78 x 5.43m |
| Optional Garden Room | 11'5" x 9'7" | 3.47 x 2.92m |
| Utility | — | — |
| WC | — | — |

## First Floor

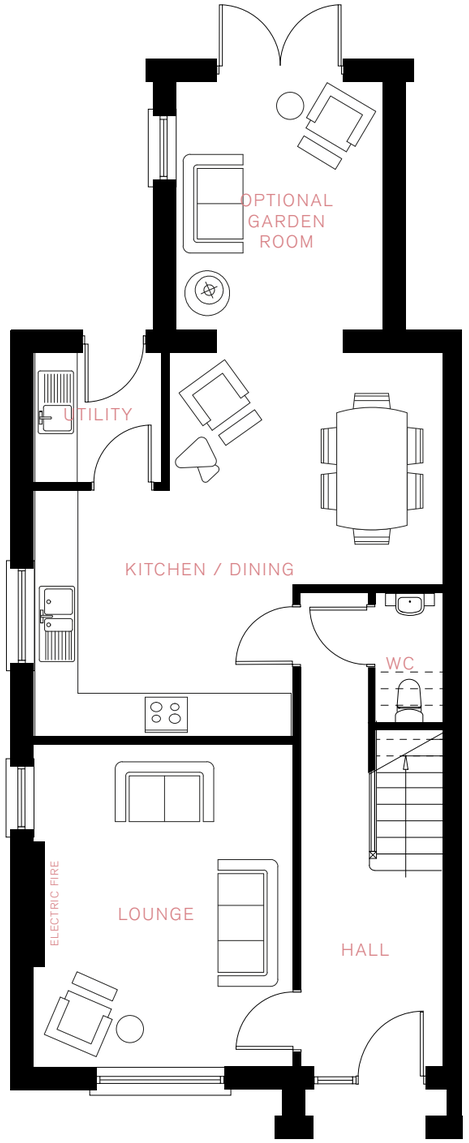
| | | |
|---|---|---|
| Bedroom 1 | 11'9" x 11'6" | 3.59 x 3.50m |
| Ensuite | — | — |
| Bedroom 2 | 10'10" x 10'0" | 3.30 x 3.06m |
| Bedroom 3 | 10'10" x 8'6" | 3.30 x 2.60m |
| Bedroom 4 | 8'0" x 7'1" | 2.44 x 2.16m |
| Bathroom | — | — |

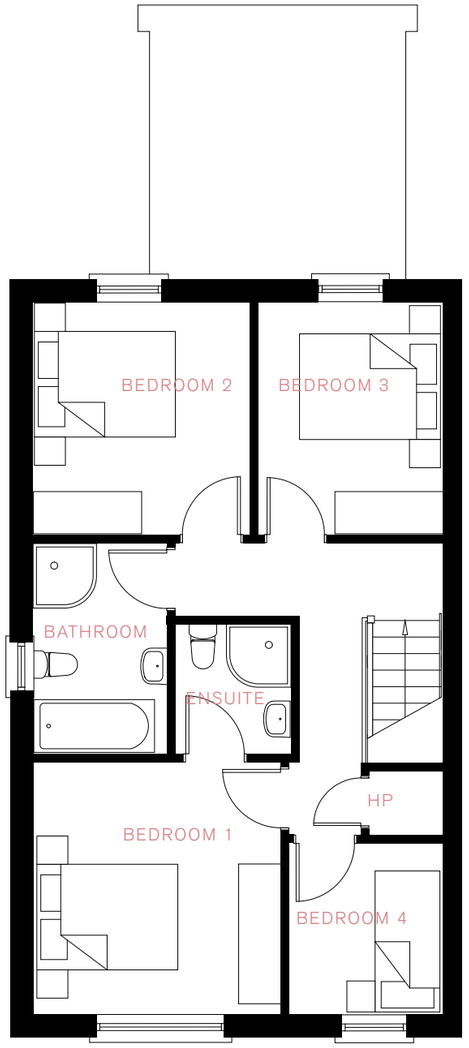
# The Wicker

- Four Bedroom Semi-Detached Home - **1263 SqFt**
- With Optional Garden Room - **1379 SqFt**

**PLOTS**: 4, 5, 6 & 7






## Ground Floor

| | | |
|---|---|---|
| Lounge | 15'0" x 12'0" | 4.56 x 3.67m |
| Kitchen/Dining | 19'0" x 17'10" | 5.78 x 5.43m |
| Optional Garden Room | 11'5" x 9'7" | 3.47 x 2.92m |
| Utility | — | — |
| WC | — | — |

## First Floor

| | | |
|---|---|---|
| Bedroom 1 | 11'9" x 11'6" | 3.59 x 3.50m |
| Ensuite | — | — |
| Bedroom 2 | 10'10" x 10'0" | 3.30 x 3.06m |
| Bedroom 3 | 10'10" x 8'6" | 3.30 x 2.60m |
| Bedroom 4 | 8'0" x 7'1" | 2.44 x 2.16m |
| Bathroom | — | — |

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

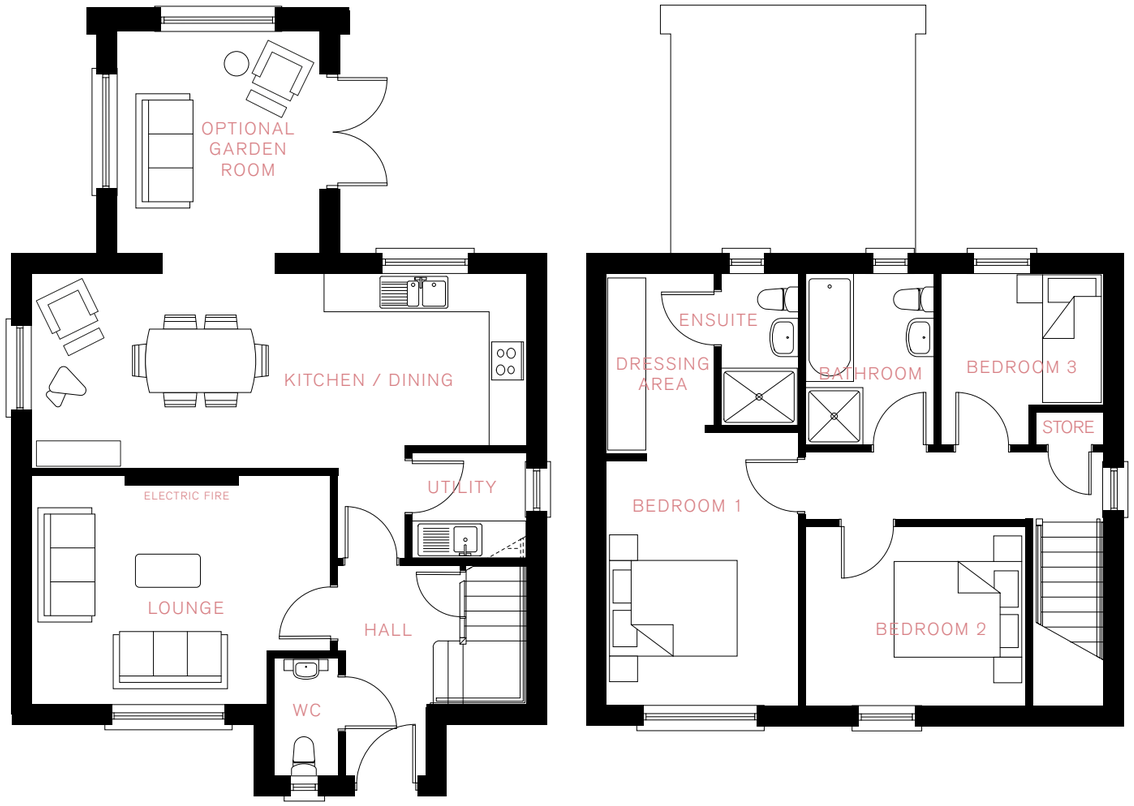
* All dimensions are based on the maximum room width and length.

# The Fulton

- Three Bedroom Detached Home - **1157 SqFt**
- With Optional Garden Room - **1278 SqFt**

**PLOTS**: 17, 41






**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.

## Ground Floor

| | | |
|---|---|---|
| Lounge | 15'3" x 11'9" | 4.66 x 3.58m |
| Kitchen/Dining | 25'5" x 14'7" | 7.75 x 4.45m |
| Optional Garden Room | 11'5" x 10'4" | 3.47 x 3.14m |
| Utility | — | — |
| WC | — | — |

## First Floor

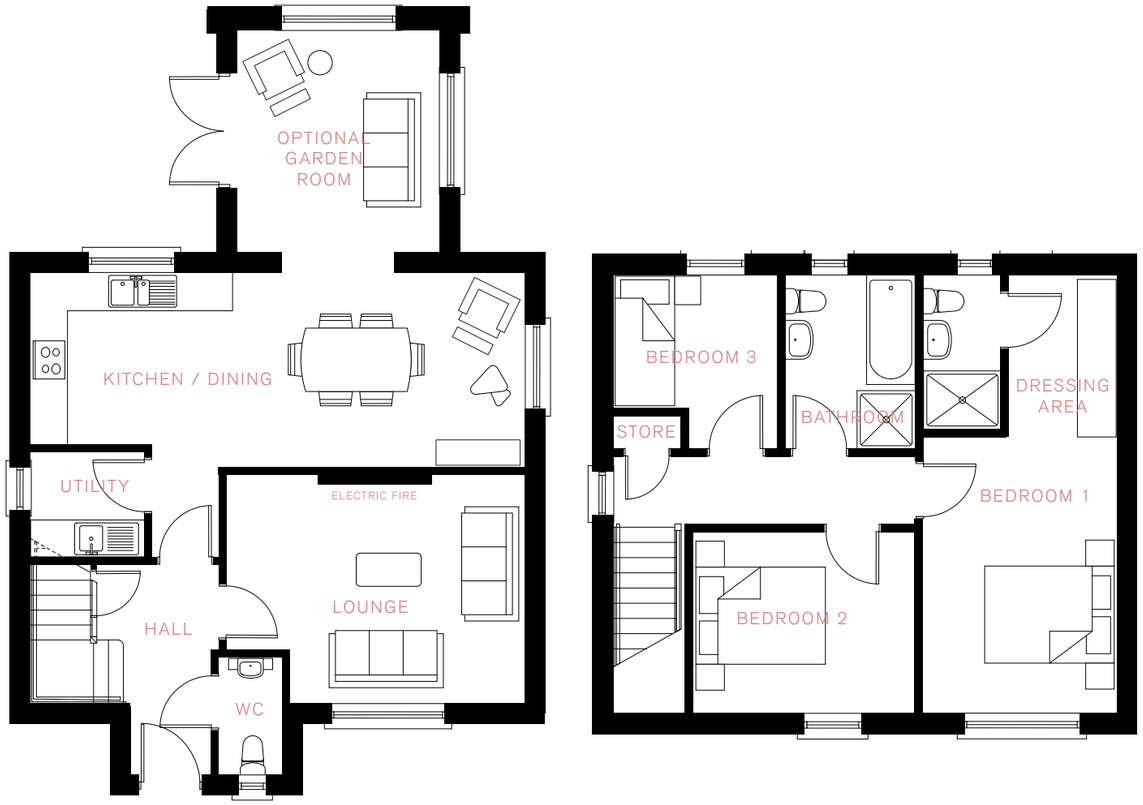
| | | |
|---|---|---|
| Bedroom 1 | 13'11" x 9'10" | 4.25 x 2.99m |
| Dressing Area | 8'11" x 5'6" | 2.71 x 1.67m |
| Ensuite | — | — |
| Bedroom 2 | 11'3" x 9'2" | 3.42 x 2.79m |
| Bedroom 3 | 8'9" x 8'3" | 2.66 x 2.51m |
| Bathroom | — | — |
| Store | — | — |

# The Hemlock

- Three Bedroom Detached Home - **1157 SqFt**
- With Optional Garden Room - **1278 SqFt**

**PLOT: 14**






**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.

## Ground Floor

| | | |
|---|---|---|
| Lounge | 15'3" x 11'9" | 4.66 x 3.58m |
| Kitchen/Dining | 25'5" x 14'7" | 7.75 x 4.45m |
| Optional Garden Room | 11'5" x 10'4" | 3.47 x 3.14m |
| Utility | — | — |
| WC | — | — |

## First Floor

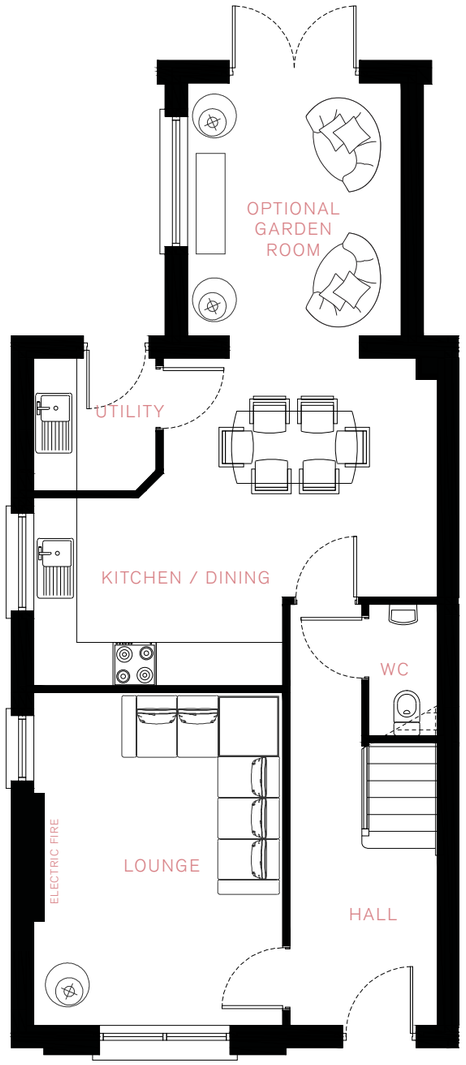
| | | |
|---|---|---|
| Bedroom 1 | 13'11" x 9'10" | 4.25 x 2.99m |
| Dressing Area | 8'11" x 5'6" | 2.71 x 1.67m |
| Ensuite | — | — |
| Bedroom 2 | 11'3" x 9'2" | 3.42 x 2.79m |
| Bedroom 3 | 8'9" x 8'3" | 2.66 x 2.51m |
| Bathroom | — | — |
| Store | — | — |

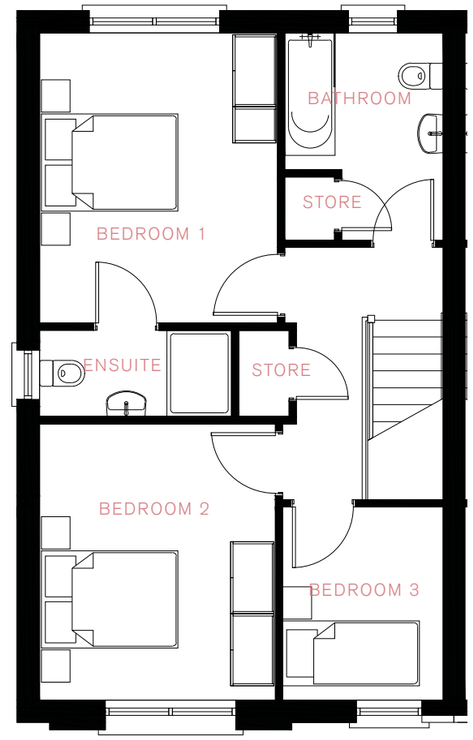
# The Carmen

- Three Bedroom Semi-Detached Home - **1098 SqFt**
- With Optional Garden Room - **1217 SqFt**

**PLOTS:** **38, 39**






**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.

## Ground Floor

| | | |
|---|---|---|
| Lounge | 15'0" x 11'1" | 4.57 x 3.38m |
| Kitchen/Dining | 18'2" x 14'10" | 5.54 x 4.52m |
| Optional Garden Room | 11'5" x 9'7" | 3.48 x 2.91m |
| Utility | — | — |
| WC | — | — |

## First Floor

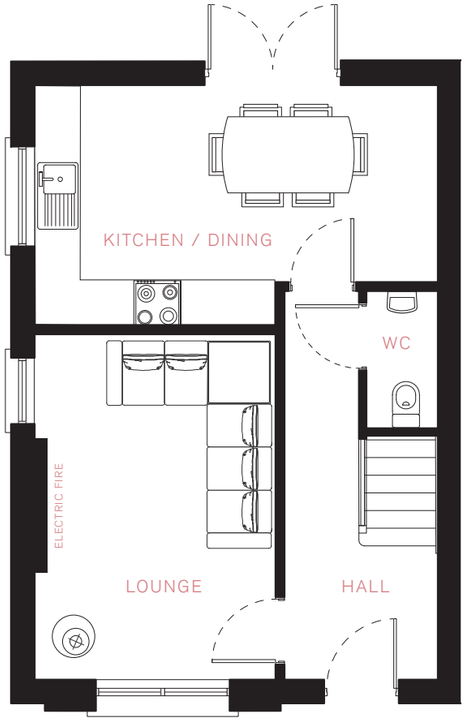
| | | |
|---|---|---|
| Bedroom 1 | 13'1" x 10'10" | 3.98 x 3.29m |
| Ensuite | — | — |
| Bedroom 2 | 12'5" x 10'8" | 3.79 x 3.25m |
| Bedroom 3 | 8'8" x 7'1" | 2.64 x 2.17m |
| Store | — | — |
| Bathroom | — | — |
| Store | — | — |

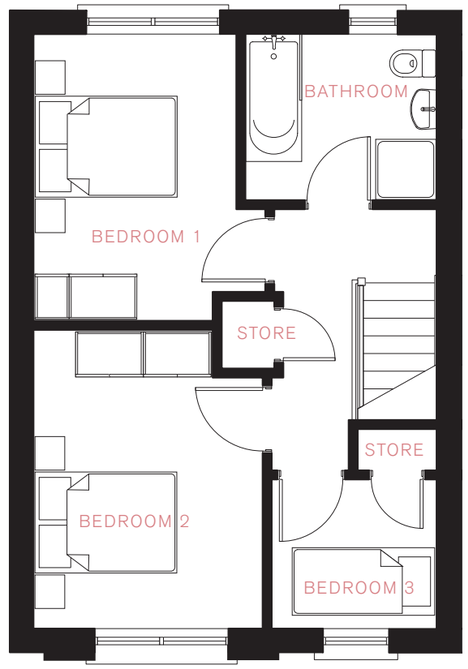
# The Delaware

- Three Bedroom Semi-Detached Home - **899 SqFt**

**PLOTS**: 19, 20, 44, 45, 46, 47






**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.

## Ground Floor

| | | |
|---|---|---|
| Lounge | 15'0" x 10'4" | 4.57 x 3.16m |
| Kitchen/Dining | 17'5" x 10'5" | 5.32 x 3.17m |
| WC | — | — |

## First Floor

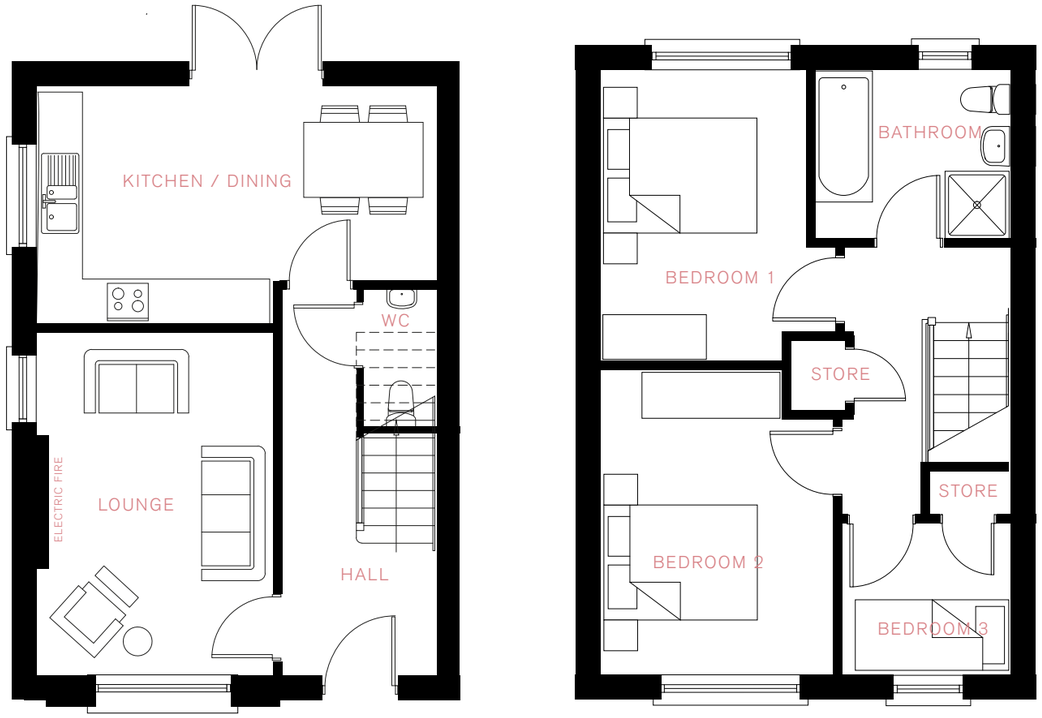
| | | |
|---|---|---|
| Bedroom 1 | 12'5" x 8'10" | 3.82 x 3.08m |
| Bedroom 2 | 13'0" x 9'11" | 3.95 x 3.03m |
| Bedroom 3 | 7'1" x 6'5" | 2.17 x 1.96m |
| Store | — | — |
| Bathroom | — | — |
| Store | — | — |

# The Arden

- Three Bedroom Semi-Detached Home - **899 SqFt**

**PLOTS**: 42, 43




**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.

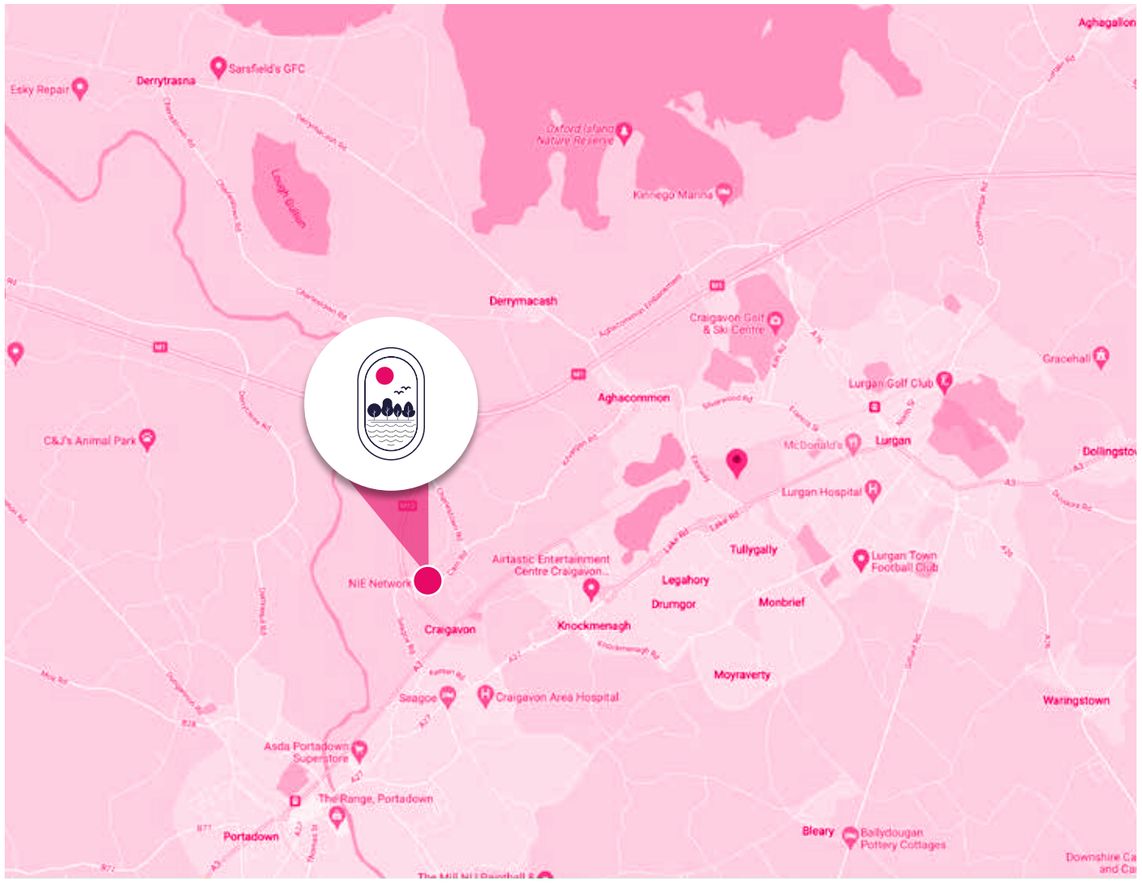
## Ground Floor

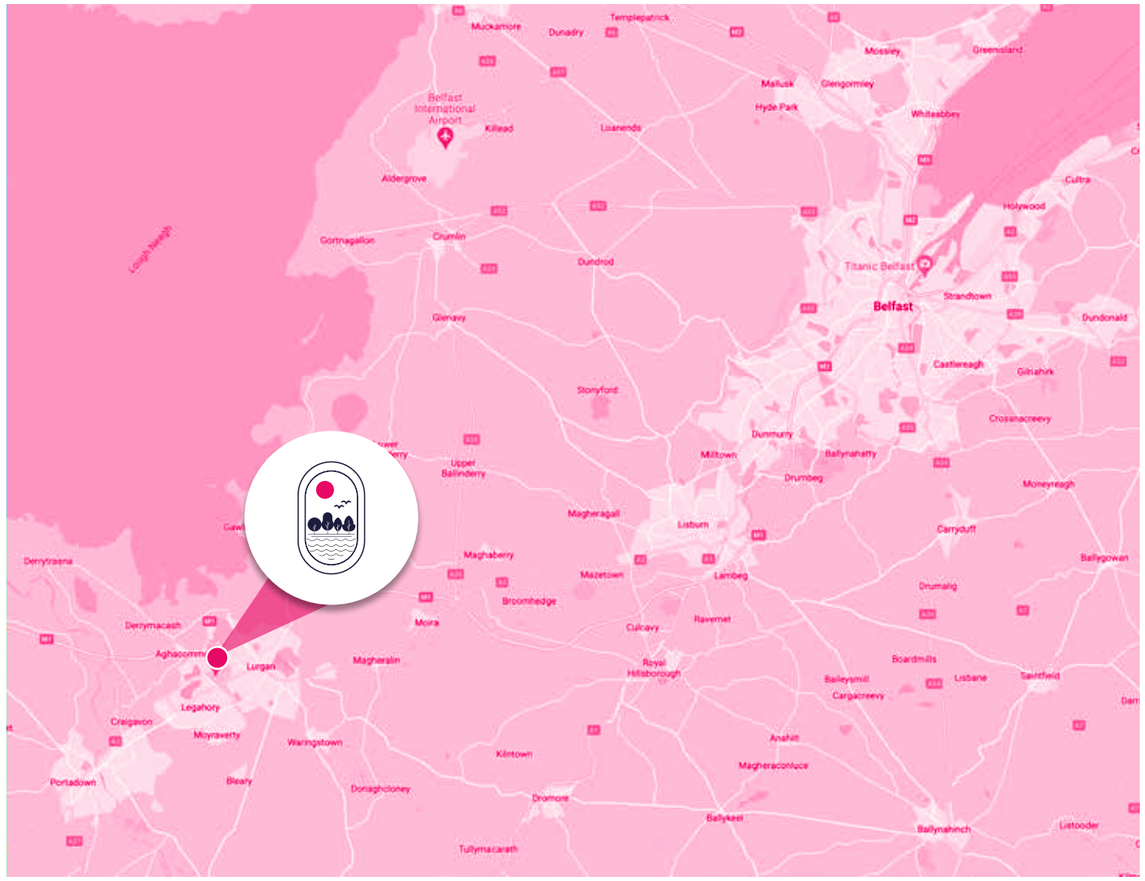
| | | |
|---|---|---|
| Lounge | 15'0" x 10'4" | 4.57 x 3.16m |
| Kitchen/Dining | 17'5" x 10'5" | 5.32 x 3.17m |
| WC | — | — |

## First Floor

| | | |
|---|---|---|
| Bedroom 1 | 12'5" x 8'10" | 3.79 x 2.68m |
| Bedroom 2 | 13'0" x 9'11" | 3.95 x 3.03m |
| Bedroom 3 | 7'1" x 6'5" | 2.17 x 1.96m |
| Store | — | — |
| Bathroom | — | — |
| Store | — | — |


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# LOCATION

Ballynamoney View gives you a beautiful, stylish and contemporary home in a desirable area. With easy access to the nearby hubs of Lurgan, Portadown and Moira, Ballynamoney View also offers easy access to the motorway and other major commuter routes to Belfast and surrounding counties.

# SALES AGENTS

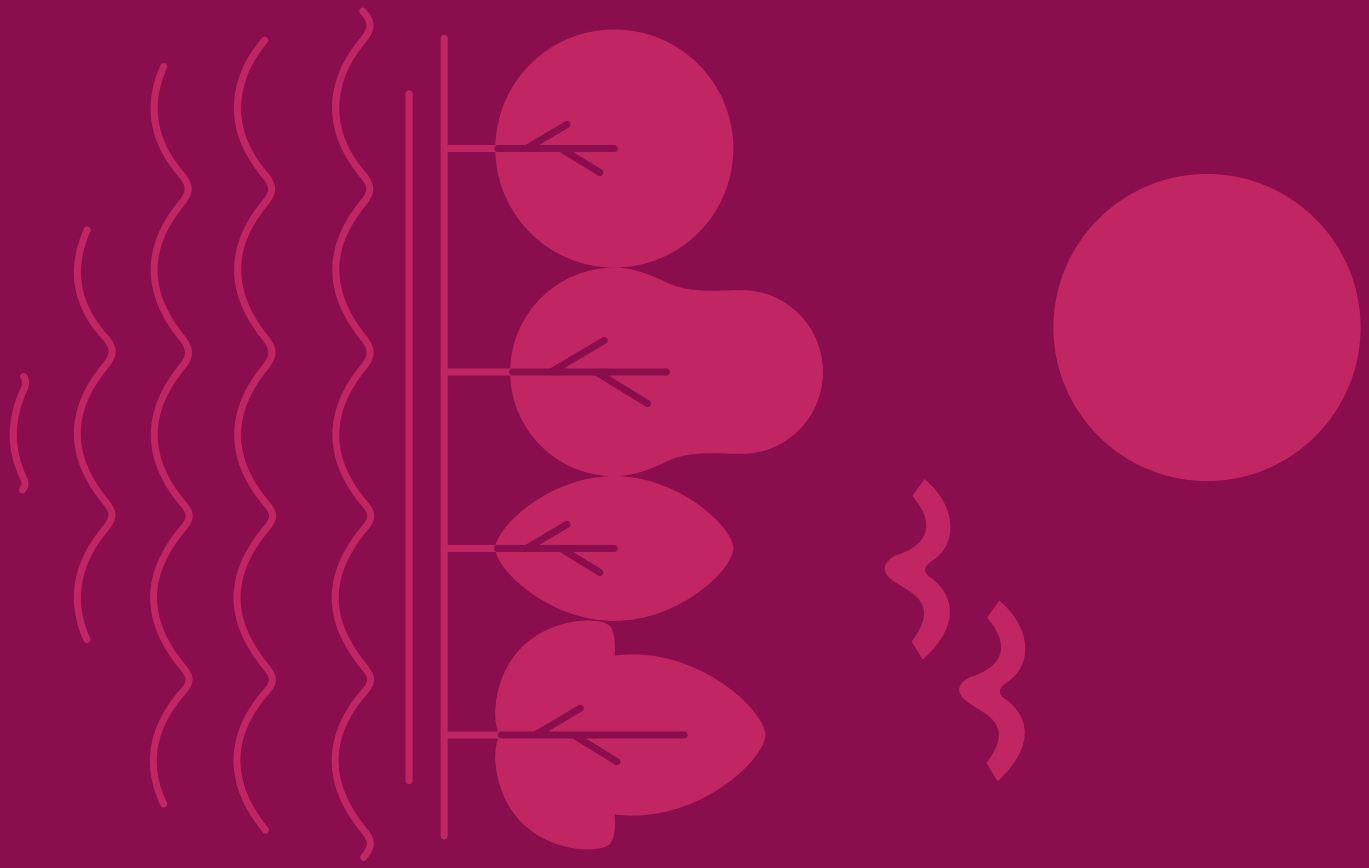
For the latest information on availability and future developments at **Ballynamoney View** please contact our sales agents on the details below. Visit our website: **Hilmarkhomes.com**

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