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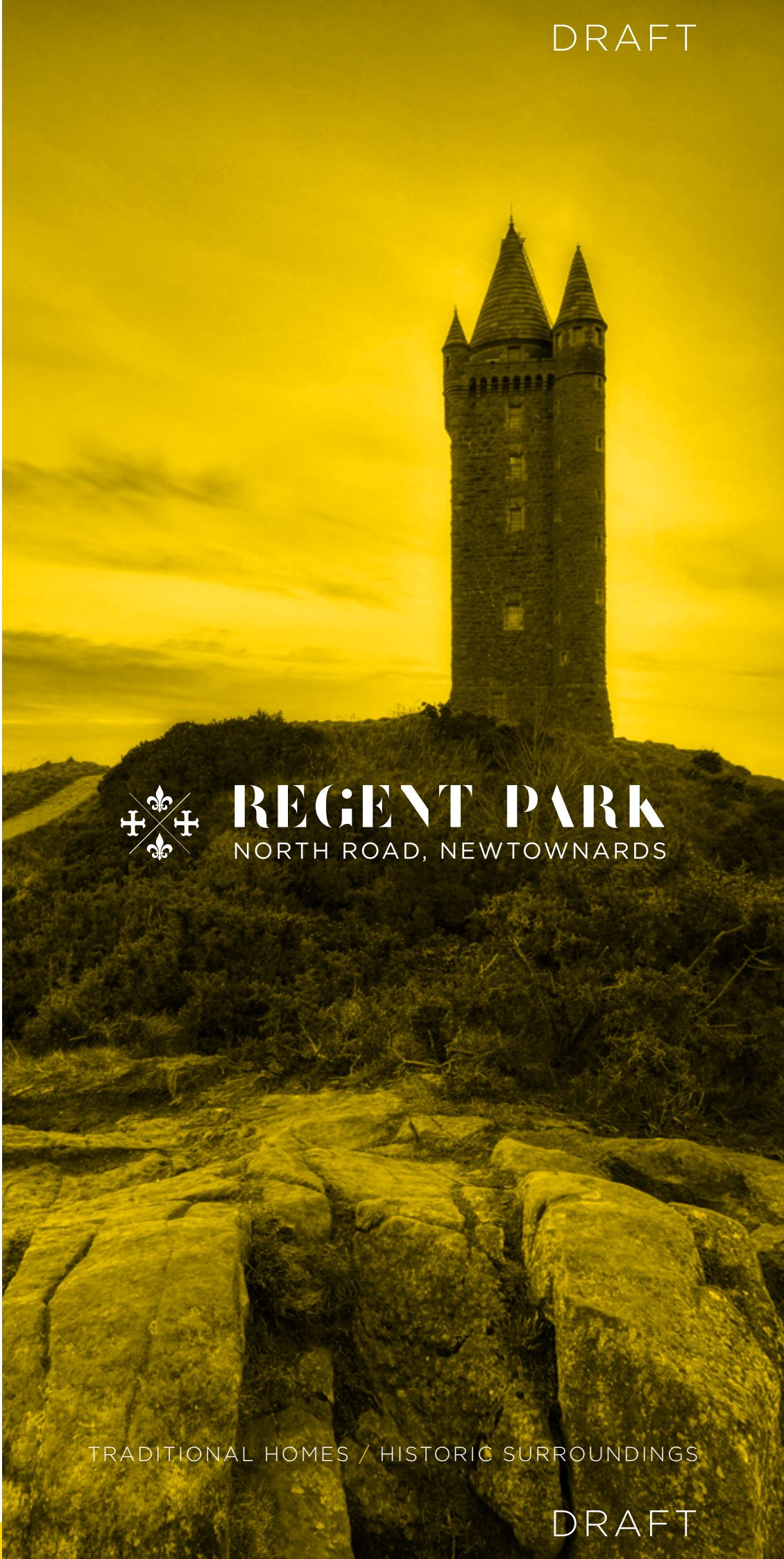
PHASE FOUR

3 & 4 BEDROOM DETACHED HOMES

Location:
Onto:

PRINCE REGENT AVENUE
NORTH ROAD
NEWTOWNARDS

HILMARK HOMES



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REGENT PARK

NORTH ROAD, NEWTOWNARDS

TRADITIONAL HOMES / HISTORIC SURROUNDINGS

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REGENT PARK

NORTH ROAD, NEWTOWNARDS



TRADITIONAL HOMES / HISTORIC SURROUNDINGS

SCRABBO TOWER / STRANGFORD LOUGH

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Regent Park

Sitting proudly on the northernmost tip of the rolling Strangford Lough landscape, Regent Park is another prestigious member of the growing family of outstanding move-in-ready houses from Hilmark Homes.

A mere 10 miles from the heart of Belfast on the Ards Peninsula, we've created a unique development that allows you to seamlessly balance career, family and recreation for the very best of Northern Ireland living.

It's the exceptional mix of quality build and traditional living in a highly desirable location that lifts Regent Park far above the rest.









Surrounding Area

Overlooked by the iconic Scrabo Tower and only minutes from unforgettable settings such as the UNESCO world heritage site Mount Stewart and Grey Abbey, home to world class antique shops, Newtownards is a large town with a little bit of everything.

Enjoy the peaceful solitude as you walk along the shores of Strangford Lough, join the crowd and cheer on the local rugby, cricket and football teams or meet family and friends at one of the many restaurants, bars and pubs.

And with a wealth of shopping, excellent schools and historic churches, there's something to make everyone feel right at home.





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HILMARK HOMES

Every Regent Park home is designed to blend naturally with its environment and complement the surrounding architecture.

Featuring truly unique designs, your future home is constructed by skilled local craftsmen using carefully selected materials. We carefully consider every element in each new home. Hilmark Homes encourage you to truly make your home your own by adding your personal touch to the finished design from our style and refine range.

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

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Specification

Kitchen & Utility

- High quality units with choice of door, worktop and handle. All soft closing.
- Integrated appliances to include gas hob, electric oven, extractor fan, fridge/freezer & dishwasher
- LED under lighting to kitchen units
- Recessed LED down lighters to ceilings in kitchen
- Porcelain floor tiling
- Ceramic wall tiling between kitchen units
- Integrated washing machine where no utility
- Plumbing and electric supply for washing machine and tumble dryer

ADDITIONAL INFO

Additional options from the Refine Range may be considered but will only be incorporated if a binding contract is in existence between all parties at the required stage of construction.

This specification is 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.

Bathroom, En suites & WC

- Contemporary white sanitary ware with chrome fittings
- Chrome towel radiators in bathroom and ensuite
- Recessed LED down lighters to ceilings in bathroom and ensuite
- Choice of porcelain partial wall tiling to bathroom and ensuite
- Choice of porcelain floor tiles to bathroom and ensuite
- Dual drencher showerhead to ensuite or bathroom
- Choice of ceramic splashback to WC sink
- Wall hung vanity unit to either bathroom or en-suite

** A management company will be set up by the developer and each home owner will be a member. An annual fee will be payable to the management company to allow for maintenance and insurance of common areas.*





Internal Features

- Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)
- Inset electric flame fire
- Mains supply smoke & carbon monoxide detectors
- Moulded skirting and architraves with painted finish
- Painted internal doors with quality ironmongery
- Carpets to lounge, bedrooms, stairs and landings with underlay
- Porcelain tiles to hallway
- Comprehensive range of electrical sockets, switches and TV points
- Wiring for BT and fibre optic to the property
- Gas fired central heating with zoned heating and highly energy efficient gas boiler
- Integral alarm system
- Energy efficient fittings/bulbs to all rooms
- High thermal insulation and energy efficiency rating

External Features

- Timber frame construction
- Soft landscaping to front gardens (where applicable).
- Front gardens to be turfed **(Weather Dependant)**.
- Rear gardens rotovated and seeded in next planting season - weather dependant. **(Weather Dependant)**.
- Bitmac driveway
- Tobermore pavers to front
- uPVC double glazed windows and uPVC rear door with lockable system
- Composite front door with secure multi locking system
- Outside water tap
- External socket
- External lighting to front and rear doors
- 10 year ICW structural warranty
- PV Solar panels fitted as standard
- Boundary Fencing to side and rear gardens

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Harnessing Solar Power for Energy Efficiency



Solar Power.

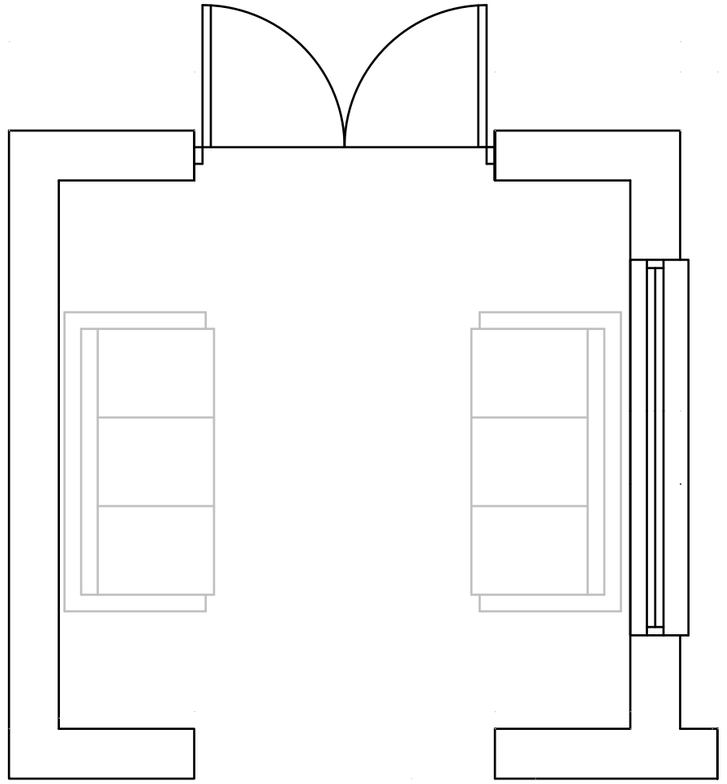
Homes at **Regent Park** include solar panels as a standard feature. These panels capture energy from the sun and convert it into clean, renewable electricity that can be used to help power your home.

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.









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 may vary

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REGENT PARK

NORTH ROAD, NEWTOWNARDS



TRADITIONAL HOMES / HISTORIC SURROUNDINGS

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Previous Phase



Current Show Home

NORTH ROAD



Site Plan

- **The Brompton** - Four Bedroom Detached home
  Plots: 26, 208
- **The Knightsbridge** - Four Bedroom Detached Home
  Plots: 25, 27, 28, 201, 202, 203, 204, 213, 215
- **The Highgate** - Three Bedroom, Three Storey, Detached Home
  Plots: 209, 210, 211, 212
- **The Canonbury** - Four Bedroom Detached Home With Snug
  Plots: 207
- **The Kensington** - Four Bedroom Detached Home
  Plots: 205, 216
- **The Mayfair** - Four Bedroom Detached Home
  Plots: 206, 214
- **The Camden** - Three Bedroom Detached Home
  Plots: 29, 30

Key

Privacy Wall

NIE — NIE Sub-Station

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REGENT PARK
NORTH ROAD, NEWTOWNARDS

REGENT PARK

NORTH ROAD, NEWTOWNARDS



ELECTRIC FIREPLACE

TRADITIONAL HOMES / HISTORIC SURROUNDINGS

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The Brompton

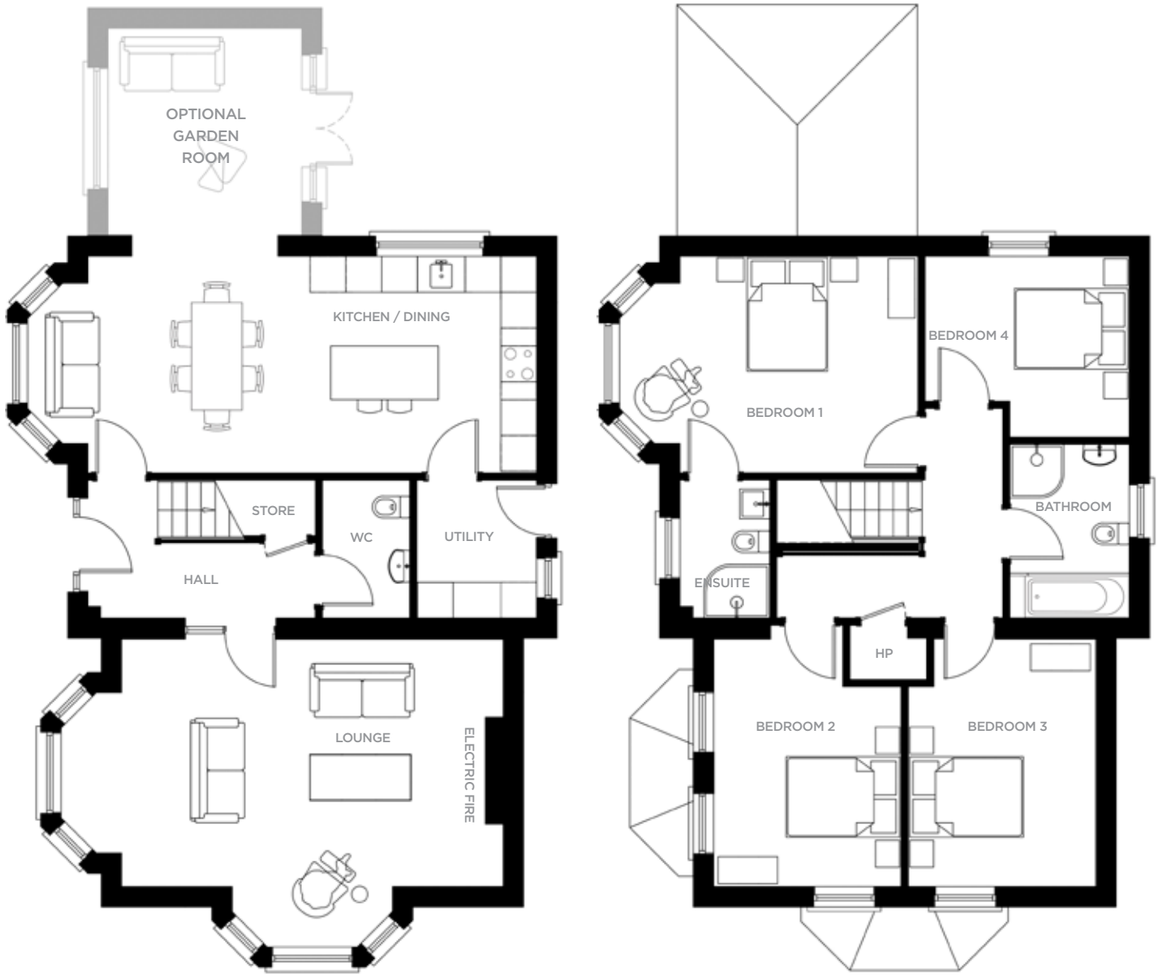
- Four Bedroom Detached Home

Plots: 26*, 208

1696 Sq Ft
With optional Garden Room **1819 Sq Ft**

**Plot 26 comes with Garden Room*







Ground Floor

Lounge	24'3" x 15'0"	7.40 x 4.66m
Kitchen/Dining	28'0" x 11'11"	8.54 x 3.63m
Optional Garden Room	11'5" x 10'8"	3.47 x 3.25m
Utility	—	—
Store	—	—
WC	—	—

First Floor

Bedroom 1	16'4" x 11'11"	4.99 x 3.63m
Ensuite	—	—
Bedroom 2	14'4" x 10'4"	4.38 x 3.14m
Bedroom 3	14'4" x 10'4"	4.38 x 3.14m
Bedroom 4	11'3" x 9'11"	3.42 x 3.03m
Bathroom	—	—
Store	—	—

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

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The Knightsbridge

- Four Bedroom Detached Home

Plots: 25*, 27, 28, 201, 202, 203, 204, 213, 215

1485 Sq Ft
With optional Garden Room **1602 Sq Ft**

**Plot 25 comes with Garden Room*







Ground Floor

Lounge	17'6" x 15'0"	5.33 x 3.83m
Kitchen/Dining	22'6"x 17'2"	6.85 x 5.23m
Utility/Store	—	—
WC	—	—
Optional Garden Room	10'8" x 10'4"	3.25 x 3.14m

First Floor

Bedroom 1	11'9" x 11'7"	3.58 x 3.53m
Ensuite	—	—
Bedroom 2	15'10" x 9'9"	4.82 x 2.98m
Bedroom 3	12'4" x 10'0"	3.75 x 3.04m
Bedroom 4	10'4" x 7'7"	3.15 x 2.30m
Bathroom	—	—
Store	—	—

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

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The Highgate

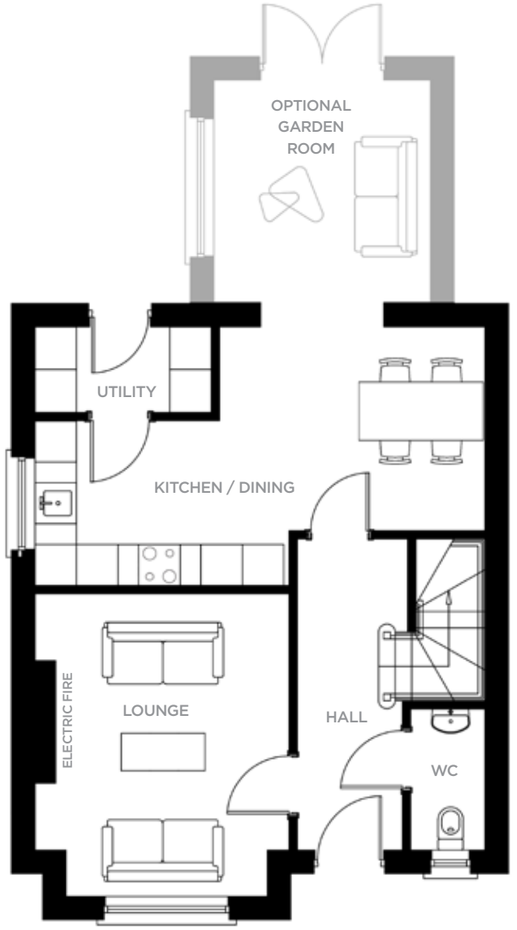
- Four Bedroom, Three Storey Detached Home

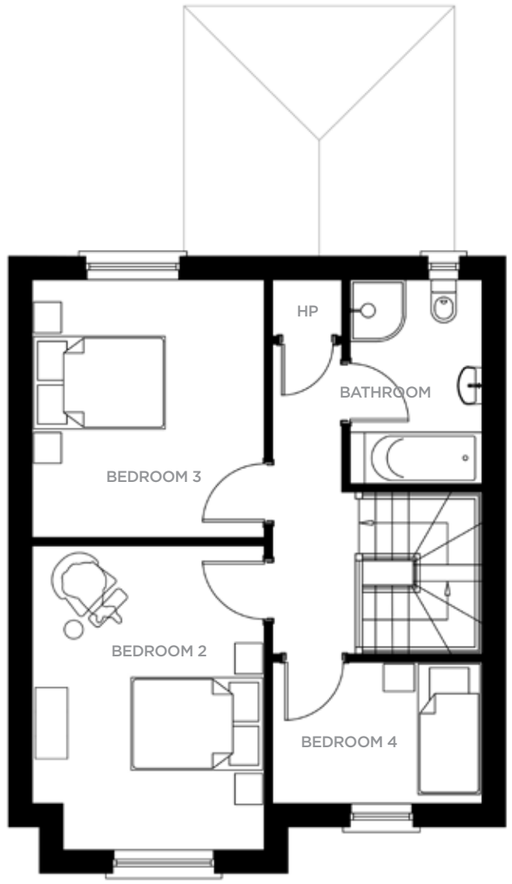
Plots: 209, 210, 211 & 212

1451 Sq Ft
With optional Garden Room **1565 Sq Ft**









Ground Floor

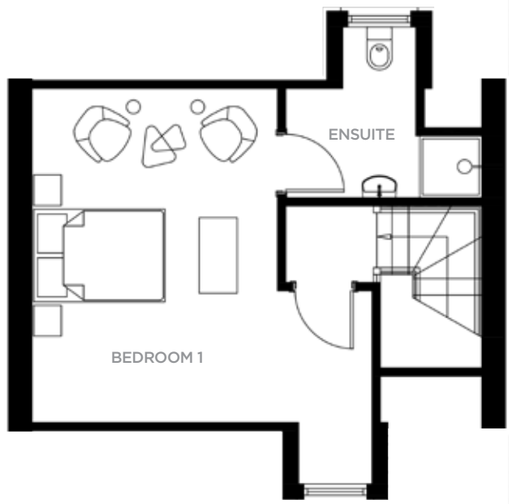
Lounge	14'6" x 12'1"	4.42 x 3.68m
Kitchen/Dining/Utility	21'4" x 12'4"	6.51 x 3.77m
WC	—	—
Store	—	—
Optional Garden Room	10'8" x 10'4"	3.25 x 3.14m

First Floor

Bedroom 2	14'6" x 11'0"	4.43 x 3.36m
Bedroom 3	12'4" x 11'0"	3.76 x 3.36m
Bedroom 4	9'11" x 6'9"	3.03 x 2.06m
Store	—	—
Bathroom	—	—

Second Floor

Bedroom 1	15'11" x 15'1"	4.86 x 4.61m
Ensuite	—	—



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

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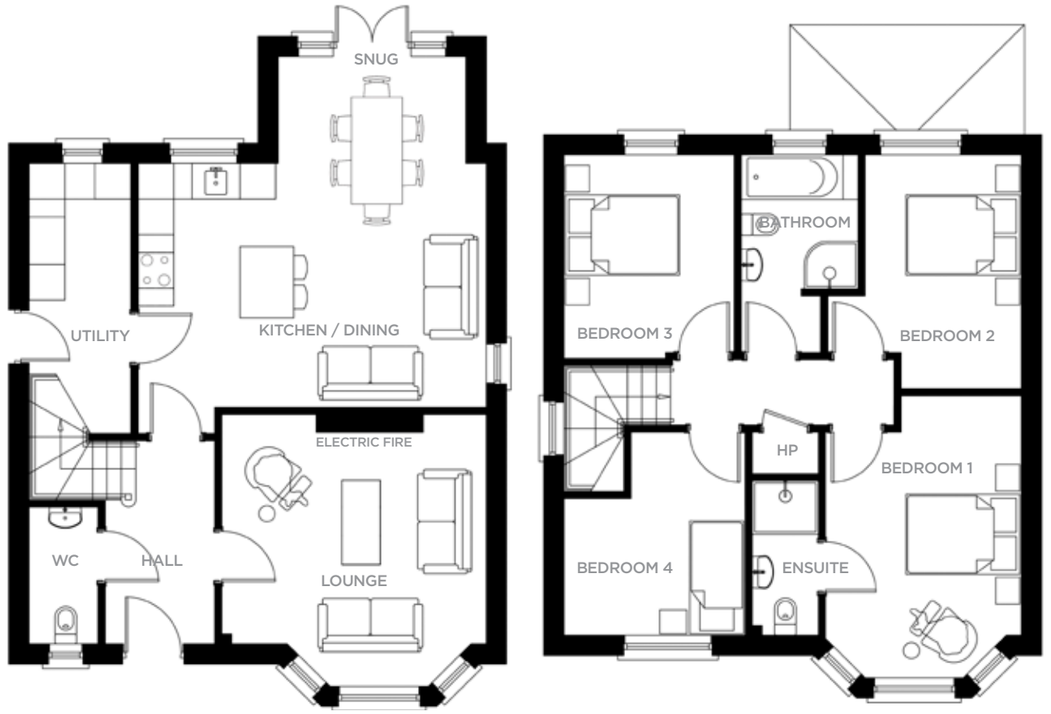
The Canonbury

- Four Bedroom Detached Home With Snug

Plots: 207

1432 Sq Ft







Ground Floor		
Lounge	15'0" x 14'6"	4.58 x 4.42m
Kitchen/Dining	19'1" x 14'11"	5.82 x 4.55m
Snug	10'4" x 5'11"	3.14 x 1.80m
Utility	—	—
WC	—	—

First Floor		
Bedroom 1	15'7" x 10'9"	4.75 x 3.27m
Ensuite	—	—
Bedroom 2	12'11" x 10'7"	3.94 x 3.23m
Bedroom 3	11'3" x 9'4"	3.43 x 2.84m
Bedroom 4	11'2"x 9'11"	3.40x 3.02m
Store	—	—
Bathroom	—	—

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

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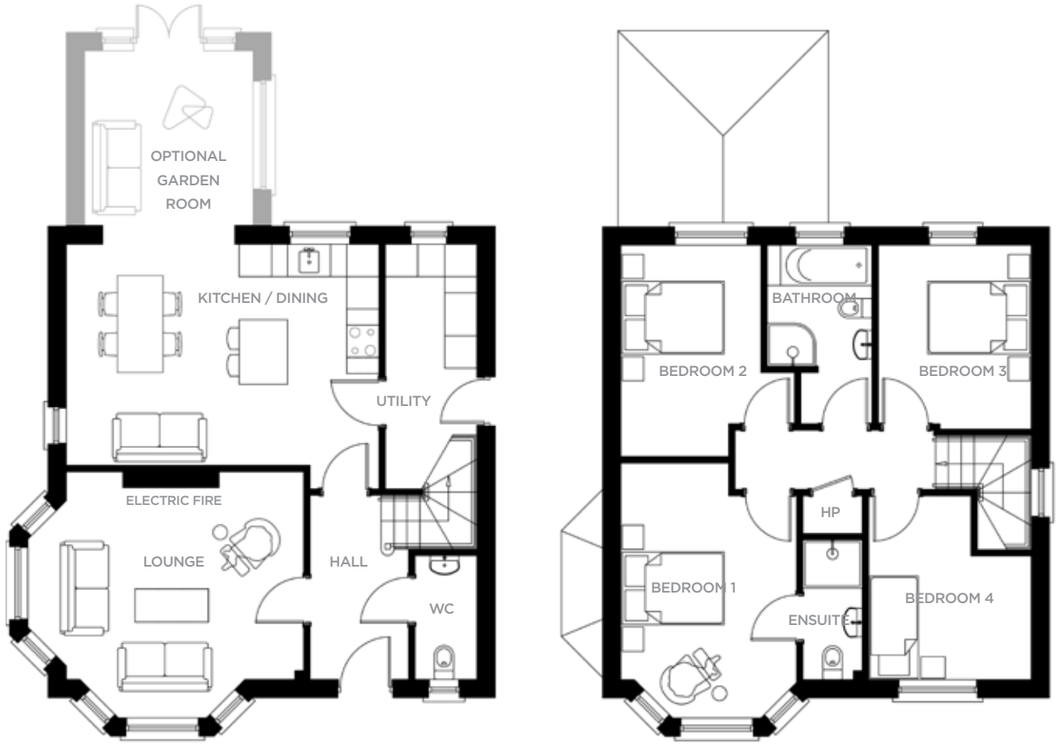
The Kensington

- Four Bedroom Detached Home

Plots: 205, 216

1389 Sq Ft
With optional Garden Room **1507 Sq Ft**







Ground Floor

Lounge	16'10" x 15'0"	5.13 x 4.58m
Kitchen/Dining	19'1" x 14'11"	5.82 x 4.55m
Utility	—	—
WC	—	—
Optional Garden Room	10'8" x 10'4"	3.25 x 3.14m

First Floor

Bedroom 1	15'7" x 10'9"	4.75 x 3.27m
Ensuite	—	—
Bedroom 2	12'11" x 10'7"	3.94 x 3.23m
Bedroom 3	11'3" x 9'4"	3.43 x 2.84m
Bedroom 4	11'2" x 9'11"	3.40 x 3.02m
Bathroom	—	—
Store	—	—

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

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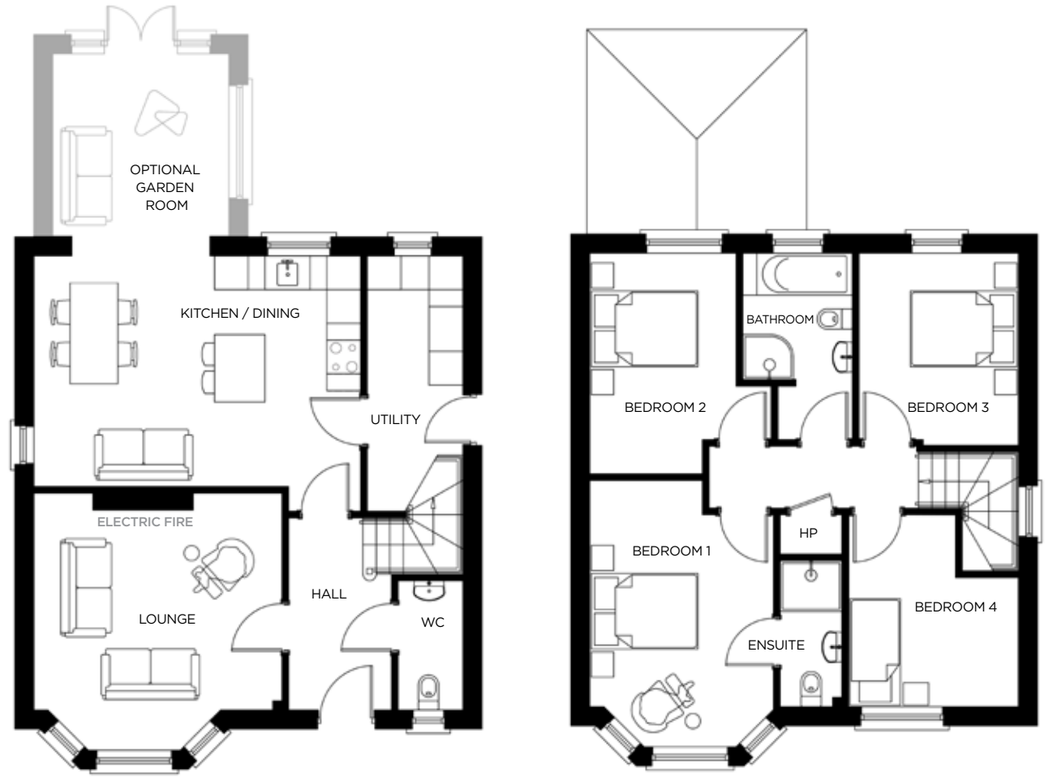
The Mayfair

- Four Bedroom Detached Home

Plots: 206, 214

1373 Sq Ft
With optional Garden Room **1490 Sq Ft**







Ground Floor		
Lounge	15'0" x 14'6"	4.58 x 4.42m
Kitchen/Dining	19'1" x 14'11"	5.82 x 4.55m
Optional Garden Room	10'8 x 10'4"	3.24 x 3.14m
Utility	—	—
WC	—	—

First Floor		
Bedroom 1	15'7" x 10'9"	4.75 x 3.27m
Ensuite	—	—
Bedroom 2	12'11" x 10'7"	3.94 x 3.23m
Bedroom 3	11'3" x 9'4"	3.43 x 2.84m
Bedroom 4	11'2" x 9'11"	3.40 x 3.02m
Bathroom	—	—
Store	—	—

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

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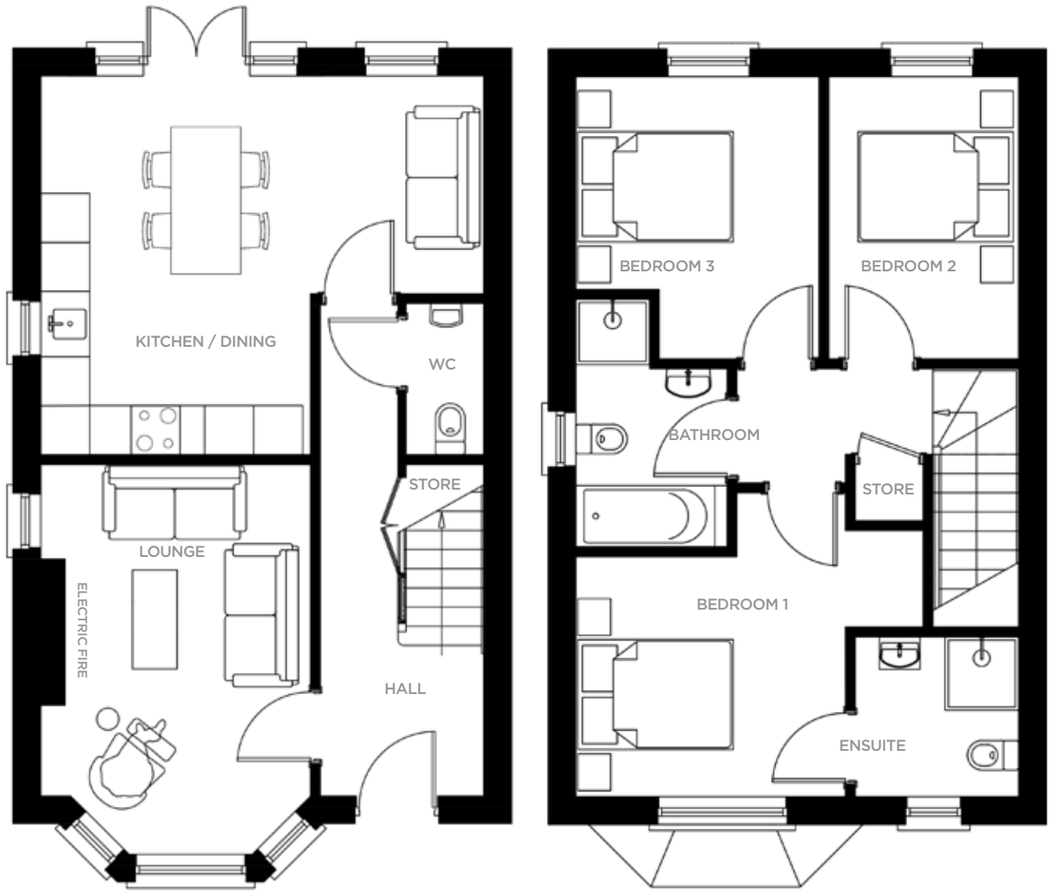
The Camden

- Three Bedroom Detached Home

Plot: 29, 30

1052 Sq Ft







Ground Floor

Lounge	15'8" x 10'10"	4.78 x 3.30m
Kitchen/Dining	17'9" x 15'3"	5.42 x 4.64m
Store	—	—
WC	—	—

First Floor

Bedroom 1	13'11" x 12'2"	4.25 x 3.72m
Ensuite	—	—
Bedroom 2	11'4" x 7'8"	3.46 x 2.33m
Bedroom 3	11'4" x 9'9"	3.45 x 2.98m
Bathroom	—	—
Store	—	—

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

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REGENT PARK

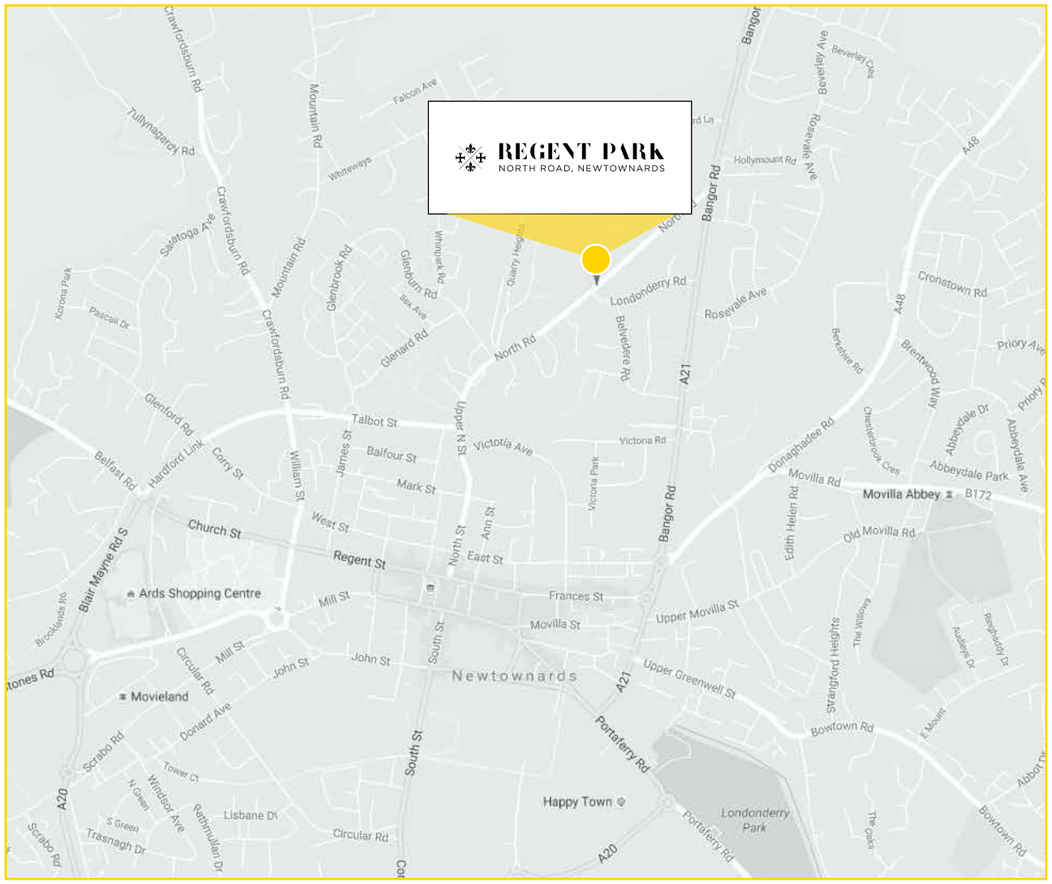
NORTH ROAD, NEWTOWNARDS



KITCHEN / DINING AREA

TRADITIONAL HOMES / HISTORIC SURROUNDINGS

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Location

Regent Park offers a world of high-class traditional living with nearby historic landmarks, churches and schools, as well as sports clubs, modern amenities and easy access to Belfast and Bangor.

Sales Agents

For the latest information on availability and future developments at Regent Park please contact our sales agents on the details below:

JOHNMINNIS

Donaghadee
T. 028 9188 8881
www.johnminnis.co.uk

SimonBrien NEW HOMES

Newtownards
T. 028 9180 0700
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For further information on Hilmark Homes please visit our website.

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www.hilmarkhomes.com

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