

Address: GOSFORD VIEW, CASTLEVIEW ROAD
MARKETHILL, ARMAGH

4 BEDROOM DETACHED HOMES

HILMARK
HOMES 

EXCEPTIONALLY
CRAFTED HOMES


GOSFORD
VIEW MANOR
MARKETHILL





The Developer

Gosford View Manor is a quality turnkey development offering new build homes finished to the highest standard.

Hilmark Homes have brought their experience and expertise to Gosford View Manor where they are building on the success of their already established developments Bowens Meadow, Lurgan; Old Coach Hill, Banbridge; The Forge, Ballygowan; Lacehill, Portadown and the prestigious Hartley Hall, Greenisland.

Our Developments

- **Bowens Mews**, Lurgan
- **Bowen Meadows**, Lurgan
- **Hartley Hall**, Greenisland
- **Spinner Court**, Armagh
- **Spinner Lane**, Armagh
- **Ballydown Heights**, Banbridge
- **Old Coach Hill**, Banbridge
- **Regent Park**, Newtownards
- **The Forge**, Ballygowan
- **Lacehill**, Portadown
- **Gosford View Manor**, Markethill

A beautiful development of 4 bedroom homes, Gosford View Manor offers buyers the opportunity to own their own home in the warm, welcoming town of Markethill, Co. Armagh.

This exclusive location allows for ease of access to local schools, shops and neighbouring towns whilst offering buyers contemporary and stylish, turnkey homes built with traditional craftsmanship.

Whether looking for your first home or a new home in a unique, historic market town, Gosford View Manor offers aspirational living and superbly finished homes to suit all.

Specification

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

Kitchens & Utility Rooms

- High quality units with choice of door, worktop and handle
- Integrated appliances to include electric hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Plumbing for washing machine
- Concealed under lighting to kitchen units
- Recessed down lighters kitchen



Bathrooms, En-suites & WCs

- Contemporary white sanitary ware with chrome fittings
- Separate shower enclosure to main bathroom

Floor Coverings & Tilings

- Co-ordinated ceramic wall tiling between kitchen units
- Tiled floor to kitchen/dining areas, bathrooms, en-suites and WCs
- Partial wall tiling to bathroom, en-suites and WCs
- Carpets to lounge, bedrooms, hall, stairs and landings

High Standard Finish

Internal Features

- Internal décor, walls and ceilings painted
- Multi fuel Stove with hearth
- Mains supply smoke detectors
- Mains supply Carbon monoxide detectors
- Moulded skirting and architraves
- Painted internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for future satellite point
- Oil fired central heating system
- Integral Alarm System



External Features

- Front gardens to be turfed
- Rear gardens rotavated and seeded in the next planting season
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite front doors with multi point locking system
- Outside water tap
- Boundary fencing to side and rear
- Feature external lighting to front door
- 10 year Global Home structural warranty




GOSFORD
VIEW MANOR
MARKETHILL

**EXCEPTIONALLY
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Site Plan

- The Cooley — Four Bedroom Detached
Plots: 20, 21, 22, 23
- The Carrigtuke — Four Bedroom Detached
Plots: 19

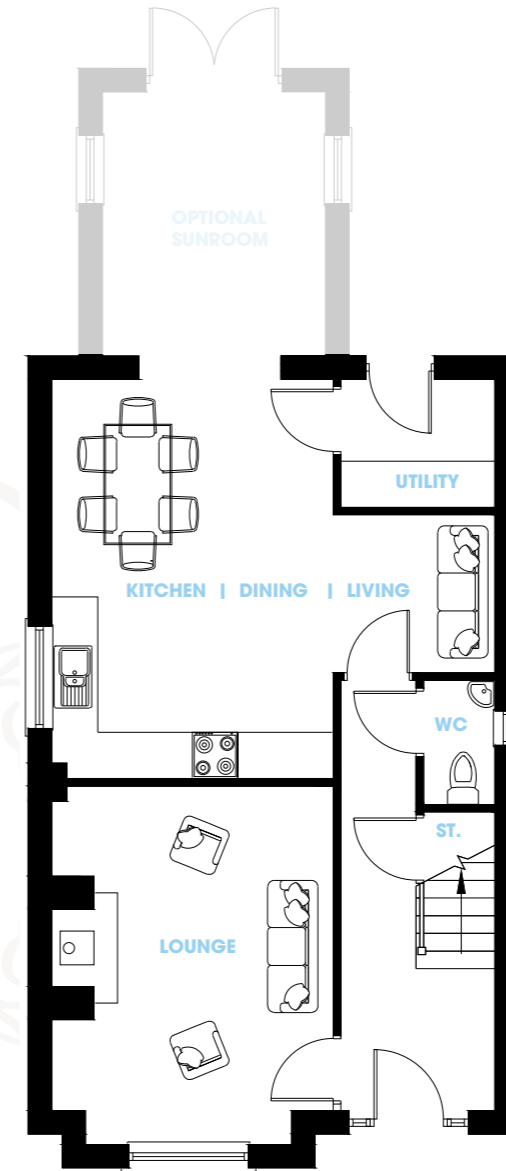




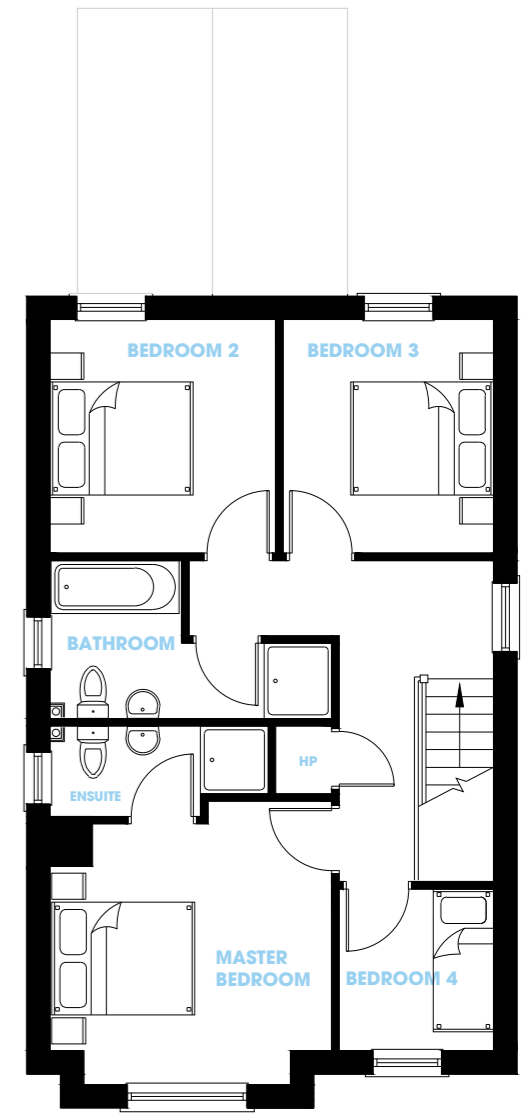
The Cooley - Four Bedroom Detached House

Plots: 20, 21, 22, 23

1260 Sq Ft



GROUND FLOOR



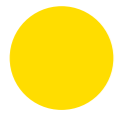
FIRST FLOOR

Ground Floor

Lounge	15'8" x 12'4"	4.77 x 3.75m
Kitchen/Dining	19'4" x 17'5"	5.90 x 5.31m
Utility	—	—
WC	—	—

First Floor

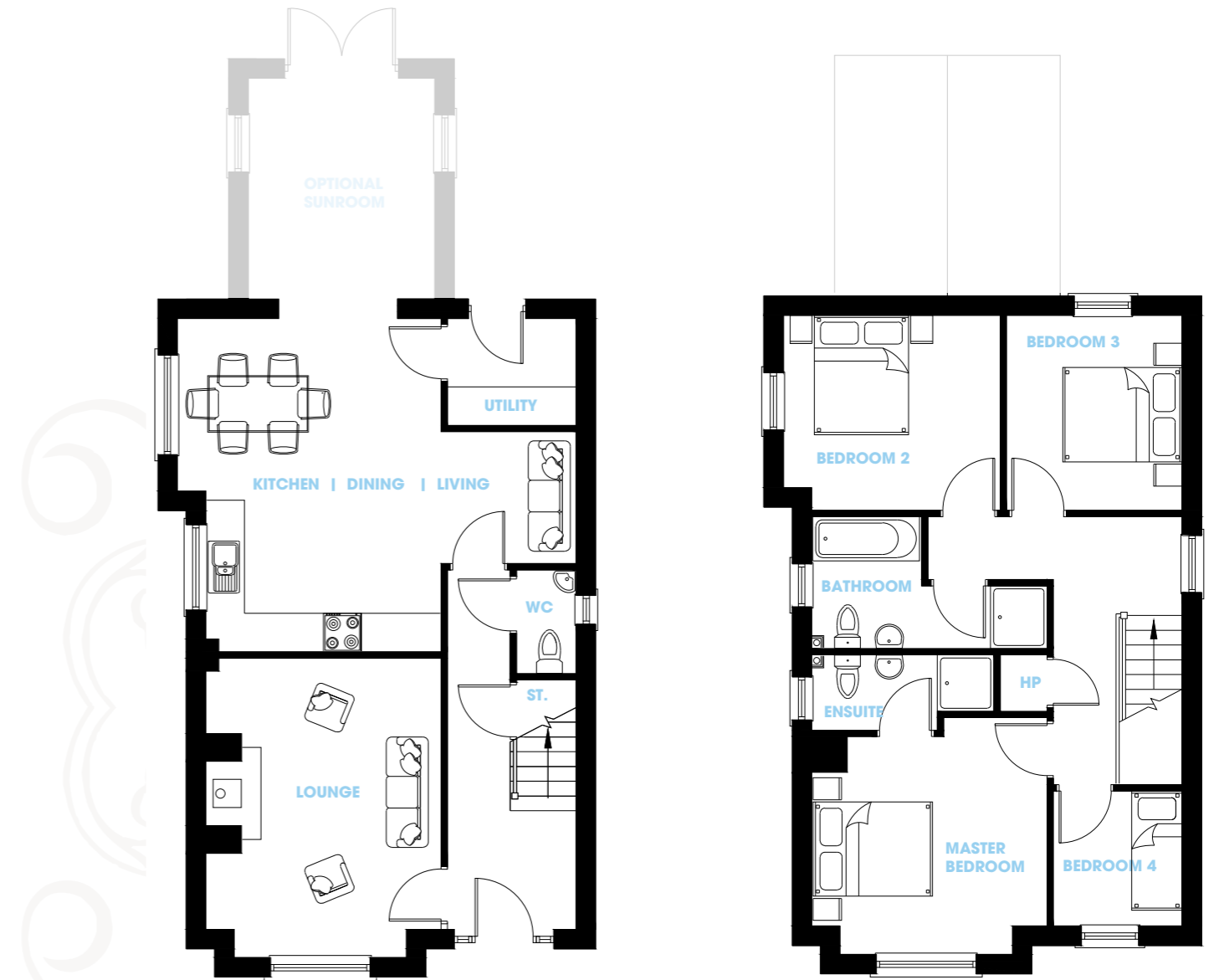
Master Bedroom	12'4" x 12'4"	3.77 x 3.75m
Ensuite	—	—
Bedroom 2	10'2" x 9'10"	3.11 x 3.00m
Bedroom 3	10'2" x 9'2"	3.11 x 2.80m
Bedroom 4	7'1" x 6'9"	2.15 x 2.05m
Bathroom	—	—
Store	—	—



The Carrigatuke - Four Bedroom Detached House

Plots: 19

1287 Sq Ft



GROUND FLOOR

FIRST FLOOR

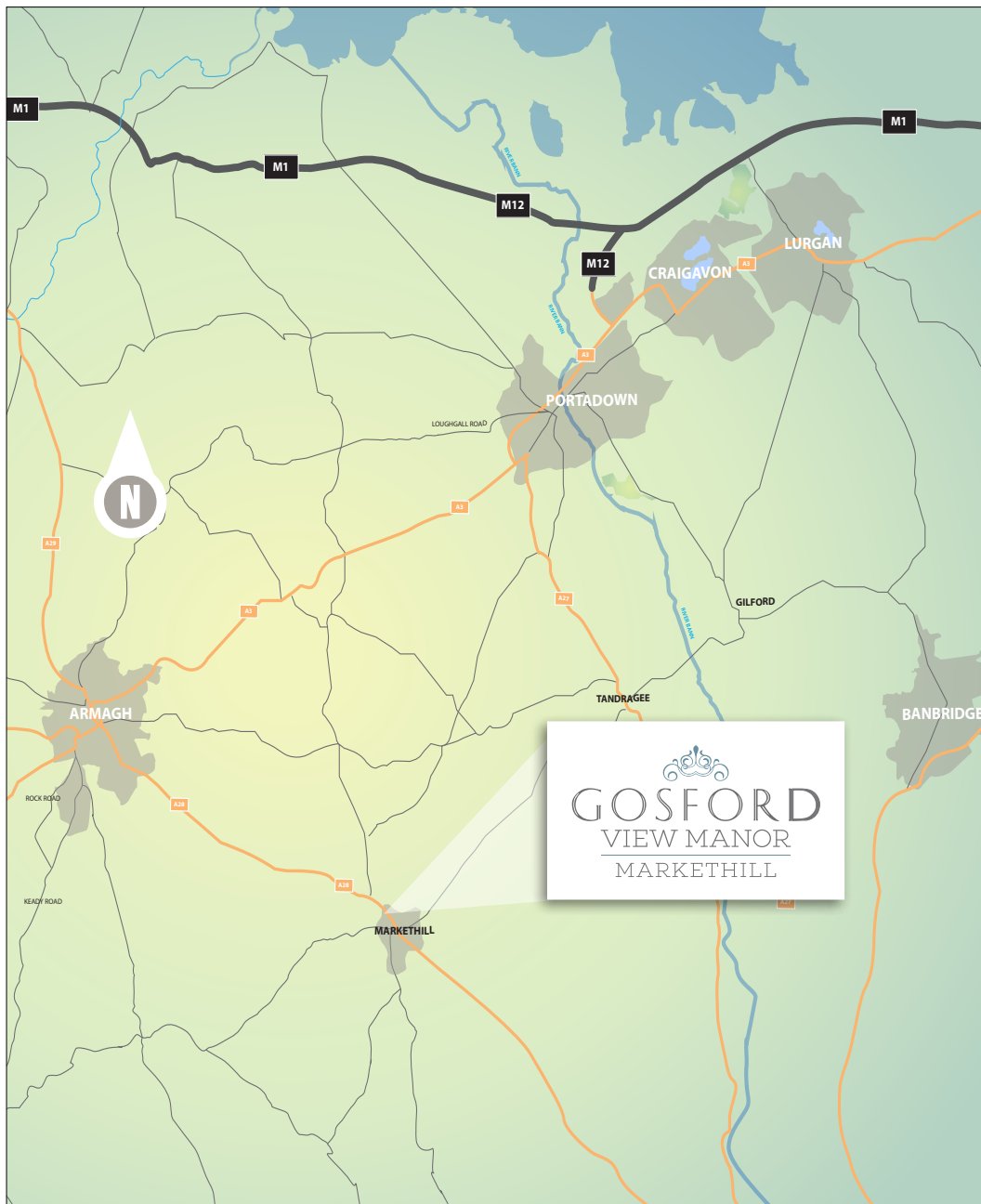
Ground Floor

Lounge	15'8" x 12'4"	4.77 x 3.75m
Kitchen/Dining	20'10" x 17'5"	6.35 x 5.31m
Utility	—	—
WC	—	—

First Floor

Master Bedroom	12'4" x 12'4"	3.77 x 3.75m
Ensuite	—	—
Bedroom 2	11'4" x 10'2"	3.45 x 3.11m
Bedroom 3	10'2" x 9'2"	3.11 x 2.80m
Bedroom 4	7'1" x 6'9"	2.15 x 2.05m
Bathroom	—	—
Store	—	—

Location Map



SALES AGENT:



028 3751 1166
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028 3839 9911
www.hannath.com

www.hilmarkhomes.com

**HILMARK
HOMES**

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