



SPINNERS

LANE

ROCK ROAD,
ARMAGH

Address: 59 ROCK ROAD
ARMAGH

4 BEDROOM
DETACHED HOMES

HILMARK
HOMES 

SELECT,
UNIQUE,
FINELY CRAFTED
HOMES





THE DEVELOPER

OUR DEVELOPMENTS

- BALLYDOWN HEIGHTS, Banbridge
- HARTLEY HALL, Greenisland
- THE FORGE, Ballygowan
- BOWEN MEWS, Lurgan
- GOSFORD VIEW MANOR, Markeithill
- LOUGHVALE GRANGE, Gawley's Gate
- LONGRIDGE, Lurgan
- LACEHILL, Portadown
- SPINNERS COURT, Armagh
- GREENHALL PARK, Coleraine

HILMARK HOMES

Spinners Lane is a quality move-in-ready development offering new build homes finished to the highest standard.

Hilmark Homes have brought their experience and expertise to Spinners Lane where they are building on the success of their already established developments Spinners Court, Armagh; Ballydown Heights, Banbridge; The Forge, Ballygowan; Lacehill, Portadown and the prestigious Hartley Hall, Greenisland.

An exclusive development of only ten 4 bedroom, detached homes, Spinners Lane offers buyers the

opportunity to own their own home on the prestigious Rock Road in Armagh. The area is steeped in history, the famous road bowl competitions originated here and are still played in the local area.

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

Whether looking for your first home or a new home in a unique, historical area, Spinners Lane offers aspirational living with quality homes to suit all.

For full details visit:
www.hilmarkhomes.com

SPECIFICATION



As you would expect from such an outstanding scheme, the comprehensive, modern move-in-ready specification of Spinners Lane 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 gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Washing machine
- Concealed under lighting to kitchen units
- Recessed down lighters to ceilings in kitchen

BATHROOMS, EN-SUITES & WCs

- Contemporary white sanitary ware with chrome fittings
- Separate shower enclosure and bath in main bathroom

FLOOR COVERINGS & TILINGS

- Coordinated ceramic wall tiling between kitchen units
- Ceramic 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



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
- Firmus gas fired central heating system
- Integral Alarm System



HIGH STANDARD FINISH

EXTERNAL FEATURES



- Front gardens to be turfed
- Rear gardens leveled and seeded
- Bitmac driveway
- Anthracite uPVC double glazed windows with lockable system
- Timber front doors with painted finish
- Outside water tap
- Boundary fencing to side and rear
- External lighting to front and rear doors
- 10 year structural warranty
- Optional Extras - Garages/Sunrooms on selected sites, please enquire with sales agents.

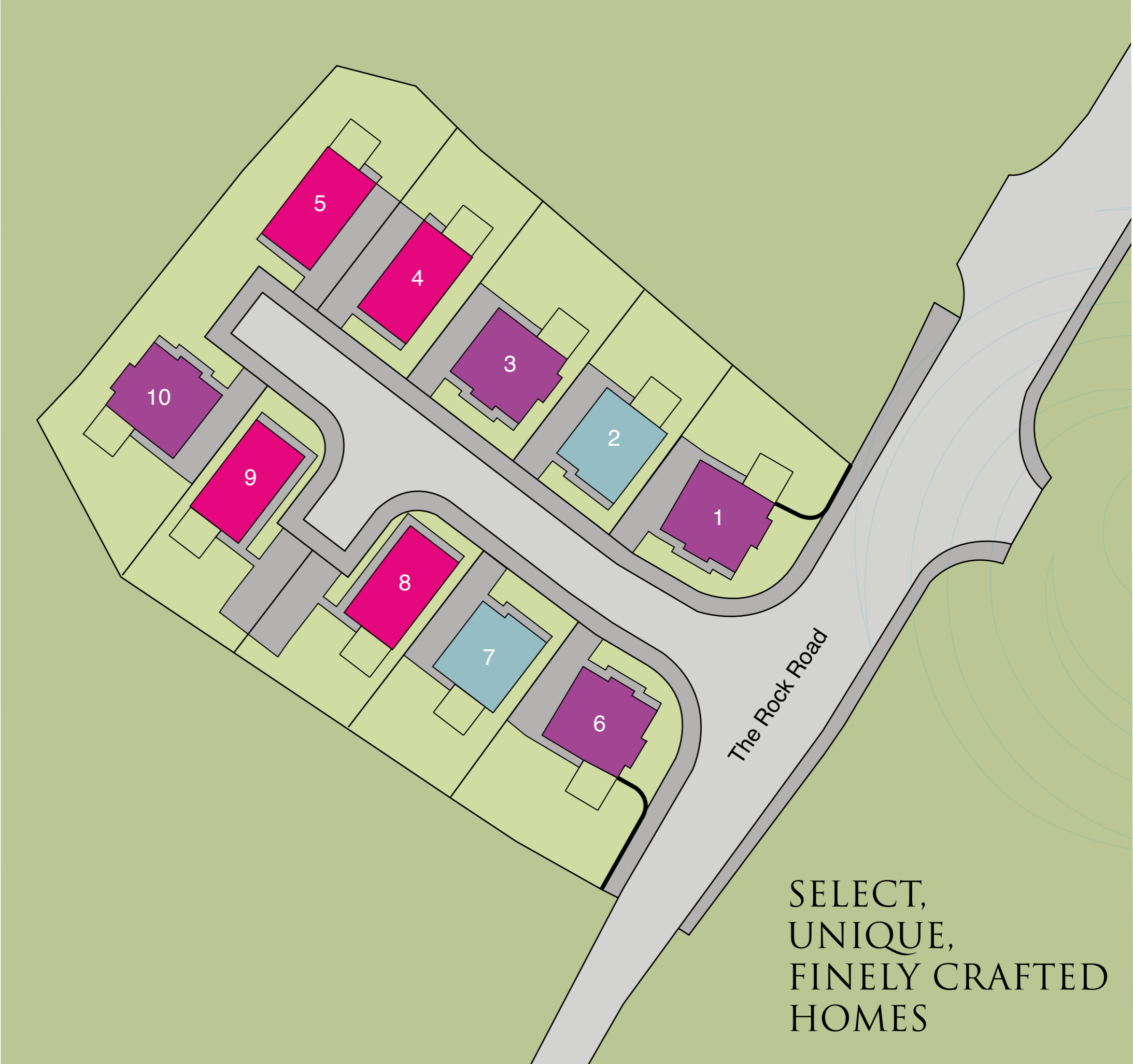


SPINNERS[®]
LANE ROCK ROAD,
ARMAGH

SELECT,
UNIQUE,
FINELY CRAFTED
HOMES

SITE PLAN

-  CALONE — Four Bedroom Detached Home
Plots: 1, 3, 6, 10
-  CASHEL — Four Bedroom Detached Home
Plots: 4, 5, 8, 9
-  CLONMAIN — Four Bedroom Detached Home
Plots: 2, 7



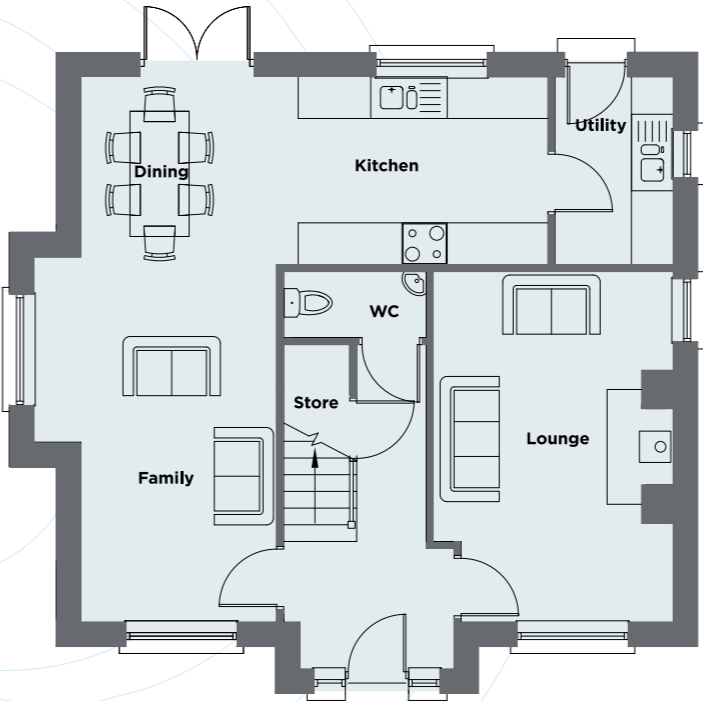
SPINNERS
LANE ROCK ROAD,
ARMAGH



CALONE

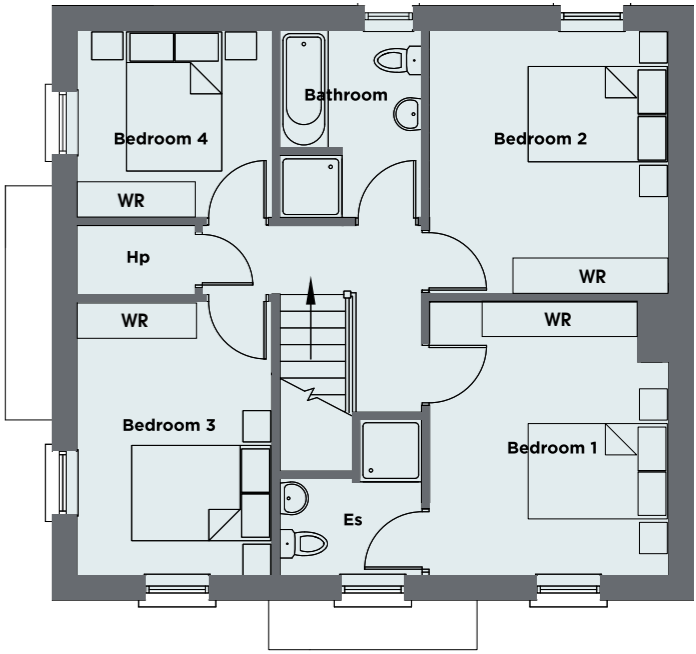
- Four Bedroom Detached House

Plots: 1, 3, 6, 10
1510 Sq Ft



GROUND FLOOR

Lounge	16'9" x 11'6"	5.1 x 3.5m
Kitchen	12'10" x 8'10"	3.9 x 2.7m
Dining	25'7" x 11'2"	7.8 x 3.4m
Utility	—	—
WC	—	—



FIRST FLOOR

Master Bedroom	13'1" x 11'6"	4.0 x 3.5m
Ensuite	—	—
Bedroom 2	12'10" x 11'6"	3.9 x 3.5m
Bedroom 3	13'1" x 9'6"	4.0 x 2.9m
Bedroom 4	9'6" x 9'2"	2.9 x 2.8m
Bathroom	—	—
Store	—	—

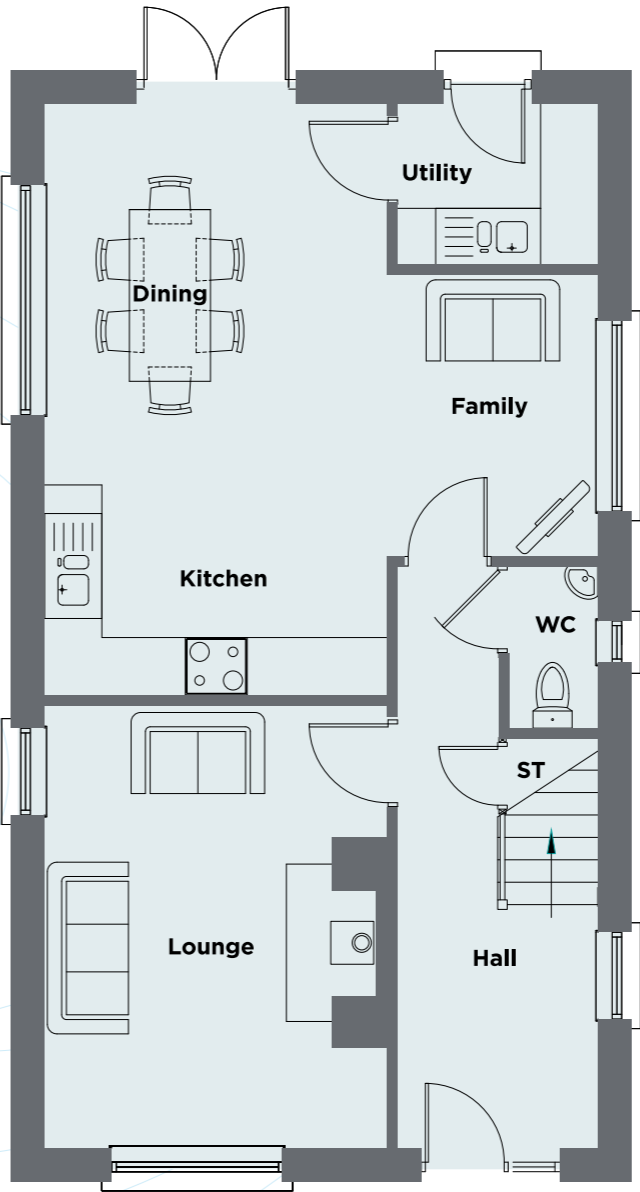
* All dimensions are based on the maximum room width and length.



CASHEL

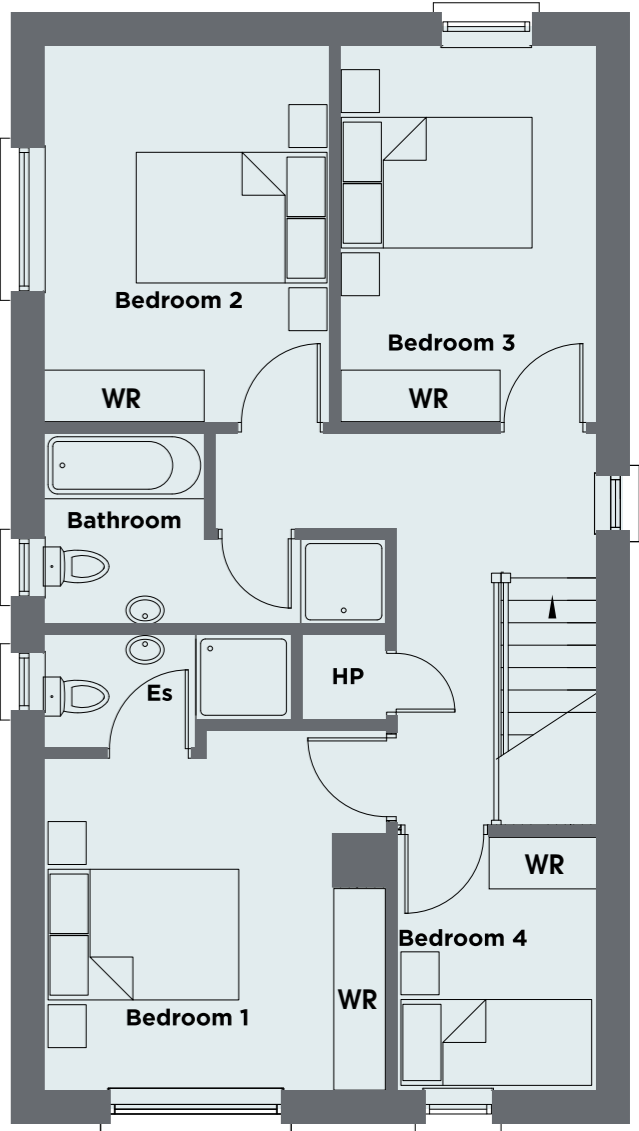
- Four Bedroom Detached House

Plots: 4, 5, 8, 9
1400 Sq Ft



GROUND FLOOR

Lounge	15'5" x 12'2"	4.7 x 3.7m
Kitchen/Dining	20'8" x 19'0"	6.3 x 5.8m
Utility	—	—
WC	—	—



FIRST FLOOR

Master Bedroom Ensuite	15'1" x 10'10"	4.6 x 3.6m
Bedroom 2	12'10" x 12'2"	3.9 x 3.7m
Bedroom 3	12'2" x 11'10"	3.7 x 3.6m
Bedroom 4	9'10" x 9'2"	3.0 x 2.8m
Bathroom	—	—
Store	—	—

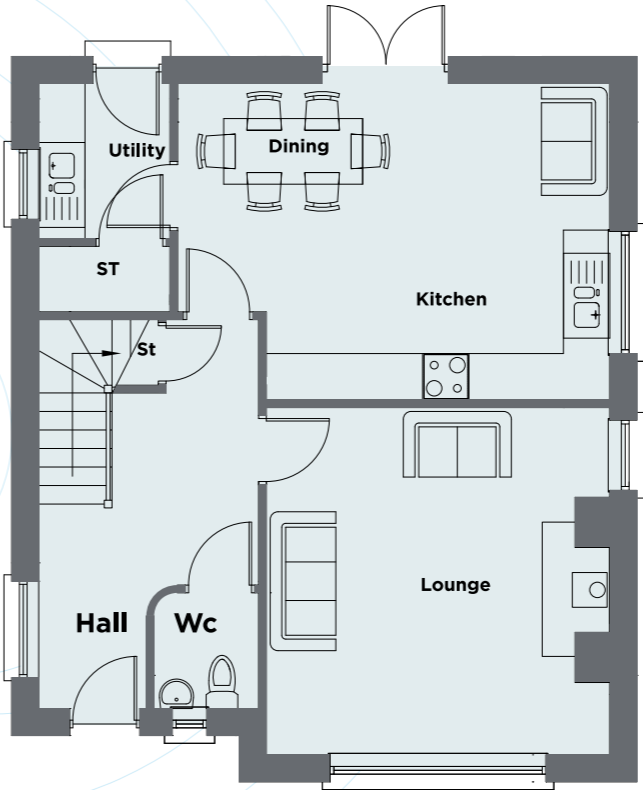
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CLONMAIN

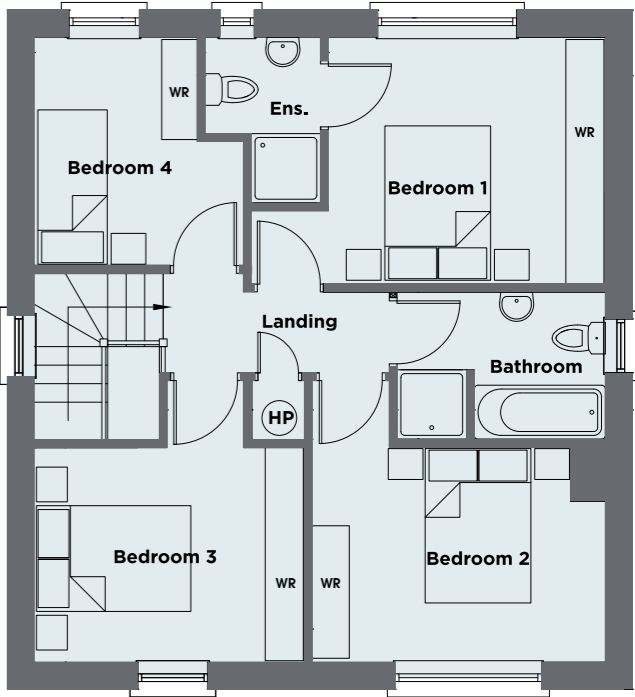
- Four Bedroom Detached House

Plots: 2, 7
1355 Sq Ft



GROUND FLOOR

Lounge	15'1" x 15'1"	4.6 x 4.6m
Kitchen/Dining	18'8" x 13'9"	5.7 x 4.2m
Utility	—	—
WC	—	—



FIRST FLOOR

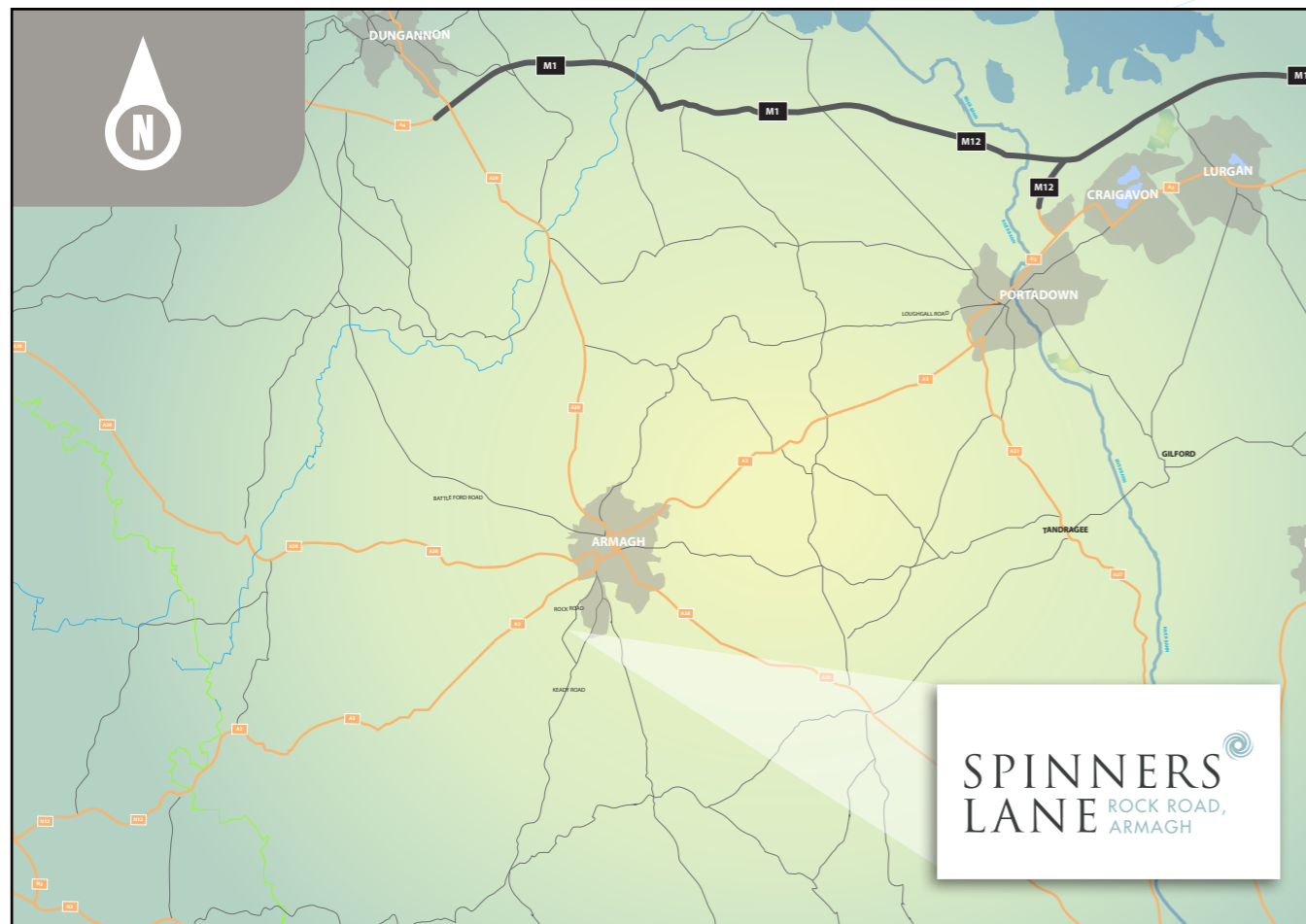
Master Bedroom	15'1" x 10'10"	4.6 x 3.3m
Ensuite	—	—
Bedroom 2	12'10" x 12'2"	3.9 x 3.7m
Bedroom 3	12'2" x 11'10"	3.7 x 3.6m
Bedroom 4	9'10" x 9'2"	3.0 x 2.8m
Bathroom	—	—
Store	—	—

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



SPINNERS[®]
LANE ROCK ROAD,
ARMAGH

LOCATION



SELLING AGENTS



CPS (Armagh)

29-31 Thomas Street
Armagh
BT61 7PX

t. 028 3752 8888

e. info@cps-property.com

www.cps-property.com



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www.hilmarkhomes.com

SALES AGENT:



028 3752 8888
www.cps-property.com