

3 & 4 BEDROOM DETACHED
AND SEMI DETACHED HOMES

TOBERHEWNY LODGE,
LURGAN

Location:

**HILMARK
HOMES**



TOBERHEWNY LURGAN

Stylish Lurgan Living

Lurgan | Home of the legendary **Master McGrath**

Eighteen sixty eight being the date and the year,
Those Waterloo sportsmen and more did appear:
For to gain the great prizes and bear them awa',
Never counting on Ireland and Master McGrath.

On the twelfth of December, that day of renown,
McGrath and his keeper they left Lurgan town:
A gale in the Channel, it soon drove them o'er,
On the thirteenth they landed on fair England's shore.

And when they arrived there in big London town,
Those great English sportsmen all gathered round -
And one of the gentlemen gave a "Ha! Ha!" Saying,
"Is that the great dog you call Master McGrath?"

And one of those gentlemen standing around
Says, "I don't care a damn for your Irish greyhound".

And another he laughs with a scornful "Ha! Ha!"
We'll soon humble the pride of your Master McGrath!"

Then Lord Lurgan stepped forward and said, "Gentlemen,
If there's any among you has money to spend -
For your grand English nobles I don't care a straw -
Here's five thousand to one upon Master McGrath".

Then McGrath he looked up and he wagged his old tail,
Informing his Lordship, "I know what you mane,
Don't fear, noble Brownlow, don't fear them, agra,
For Ill tarnish their laurels" says Master McGrath.

And Rose stood uncovered, the great English pride,
Her master and keeper were close by her side:
They have let her away and the crowd cried "Hurrah!..
For the pride of all England - and Master McGrath.

As Rose and the Master they both ran along,
"Now I wonder" says Rose, "what took you from your home:
You should have stayed there in your Irish domain,
And not come to gain laurels on Albion's plain."

"Well, I know" says McGrath, "we have wild heather bogs
But you'll find in old Ireland there's good men and dogs,
Lead on, bold Britannia, give none of your jaw,
Stuff that up your nostrils," says Master McGrath.

Then the hare she went on just as swift as the wind
He was sometimes before her and sometimes behind,
Rose gave the first turn according to law:
But the second was given by Master McGrath.

The hare she led on with a wonderful view,
And swift as the wind o'er the green field she flew,
But he jumped on her back and he held up his paw
"Three cheers for old Ireland," says Master McGrath.

I've known many greyhounds that filled me with pride,
In the days that are gone, but it can't be denied,
That the greatest and the bravest that the world ever saw,
Was our champion of champions, **Great Master McGrath.**



TOBERHEWNY LURGAN

At Toberhewny we celebrate one of Lurgan's most famous and fabled characters from history, a champion is his day and who's legend lives on even being remembered on Lurgan's town's crest.

Lord Lurgan ensured his loyal hound Master McGrath would go down in history as a legend enshrining his memory on the town's crest and having a monument built pride of place in the town centre.

Inspired by this local legend's continuous push for excellence, Hilmark Homes have succeeded in creating this stunning new Lurgan Development.

Featuring spacious detached and semi-detached designs, your future Toberhewny 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.

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

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

Stylish Lurgan Living



Brownlow House, historic home of Lord Lurgan and his champion hound Master McGrath.



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 Lurgan home at Toberhewny is more than just a home, it's an opportunity to live life to the fullest in a place where legends were made.

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, historic home of Lord Lurgan and his champion hound Master McGrath.

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.

Toberhewny sits neatly between several excellent schools, and you'll find easy access to train lines, bus routes and the motorway.

It's the perfect place to call home!

Specification

As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of Toberhewny 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 to the Aster only
- 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

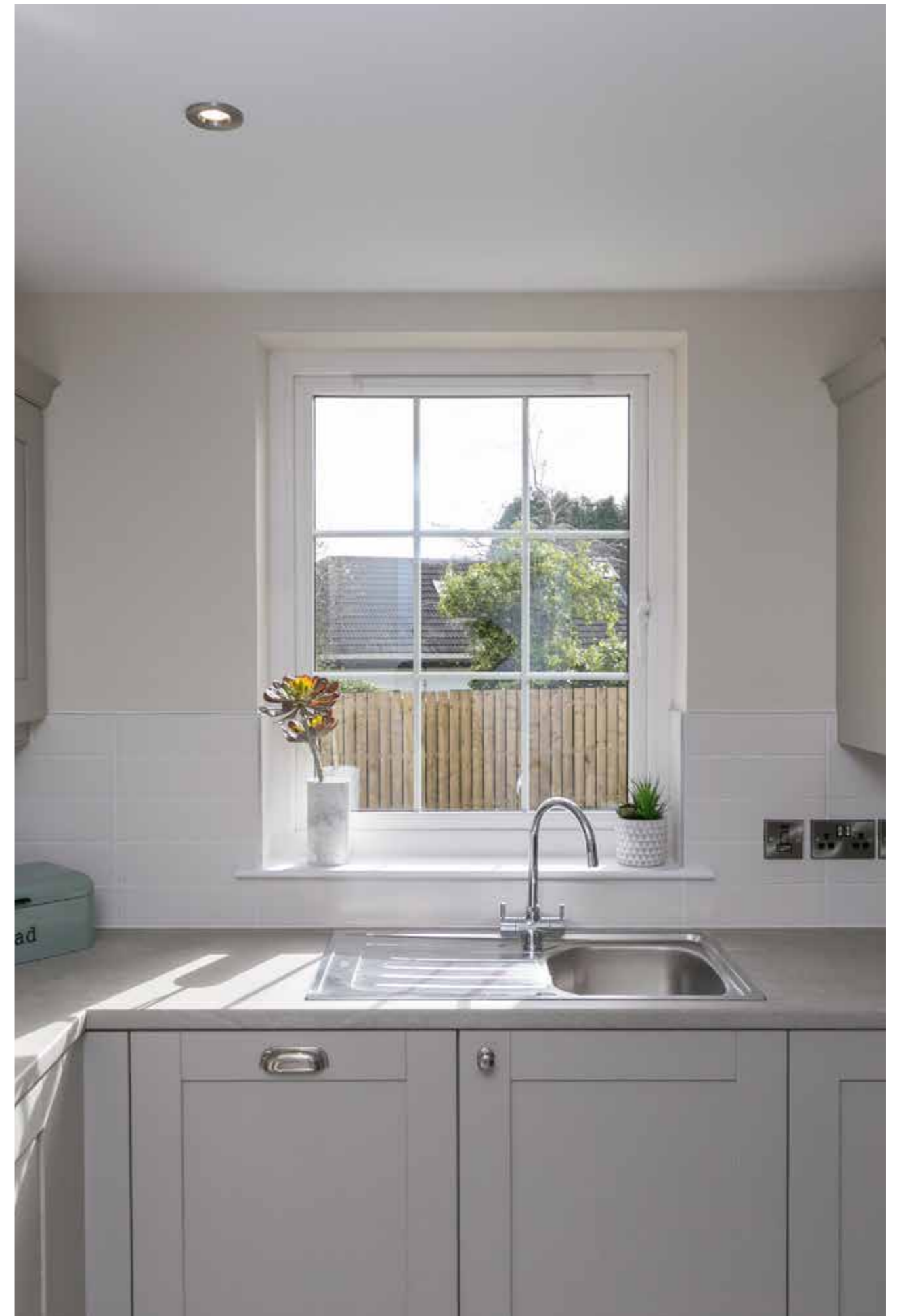
- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled Shower over bath with screen door where applicable
- Heated chrome towel radiator to main bathroom and ensuite
- LED recessed downlighters to main bathroom and ensuite

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 structural warranty





Your Hilmark Homes Finish

At Hilmark Homes we offer an exceptional move-in-ready finish included in the purchase price for each and every home. There are two options when buying a Hilmark Home, an 'I'm Ready Home' and a 'Move-In Ready Home'

I'm Ready Home

Our design team has carefully pre-selected the finishes for this property to ensure the quickest completion date. They will take into consideration lifestyle, light and current trends. Please note that no changes can be made as all finishes will be preordered.

Move-In Ready Home

Meet our design consultant at our Get Ready Room in Portadown. Monday to Friday between 9am and 5pm. Our design consultant will guide you through the selection process to show you options from our select range. You may want to further personalise your

home with our Refine range. The Refine range does incur additional costs which cannot be included in your mortgage application so you may want to have a think about any additional budget you want to spend before coming to your appointment.

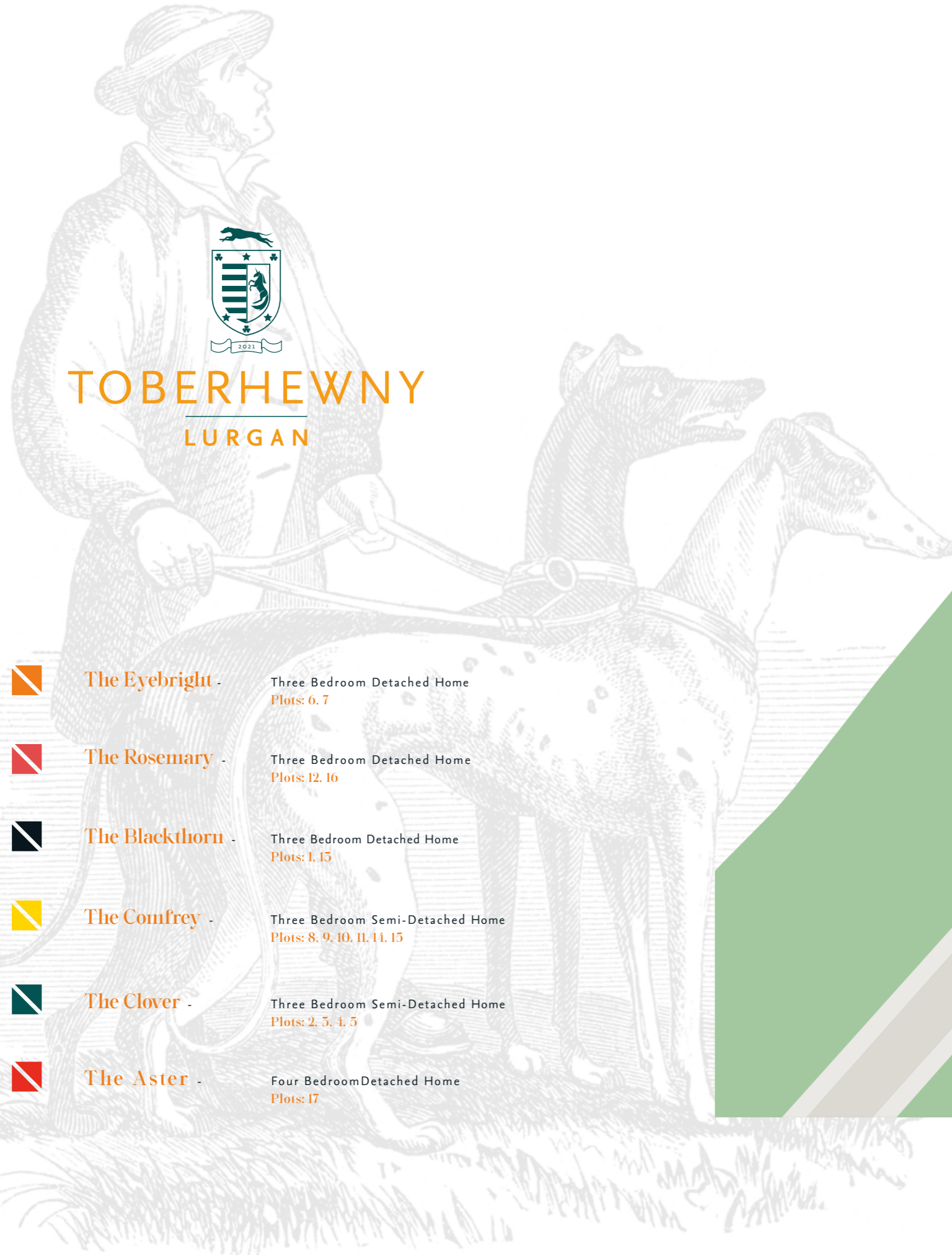
Please refer to our website which will give more information on which plots are 'I'm Ready' or 'Move-In Ready'.



TOBERHEWNY

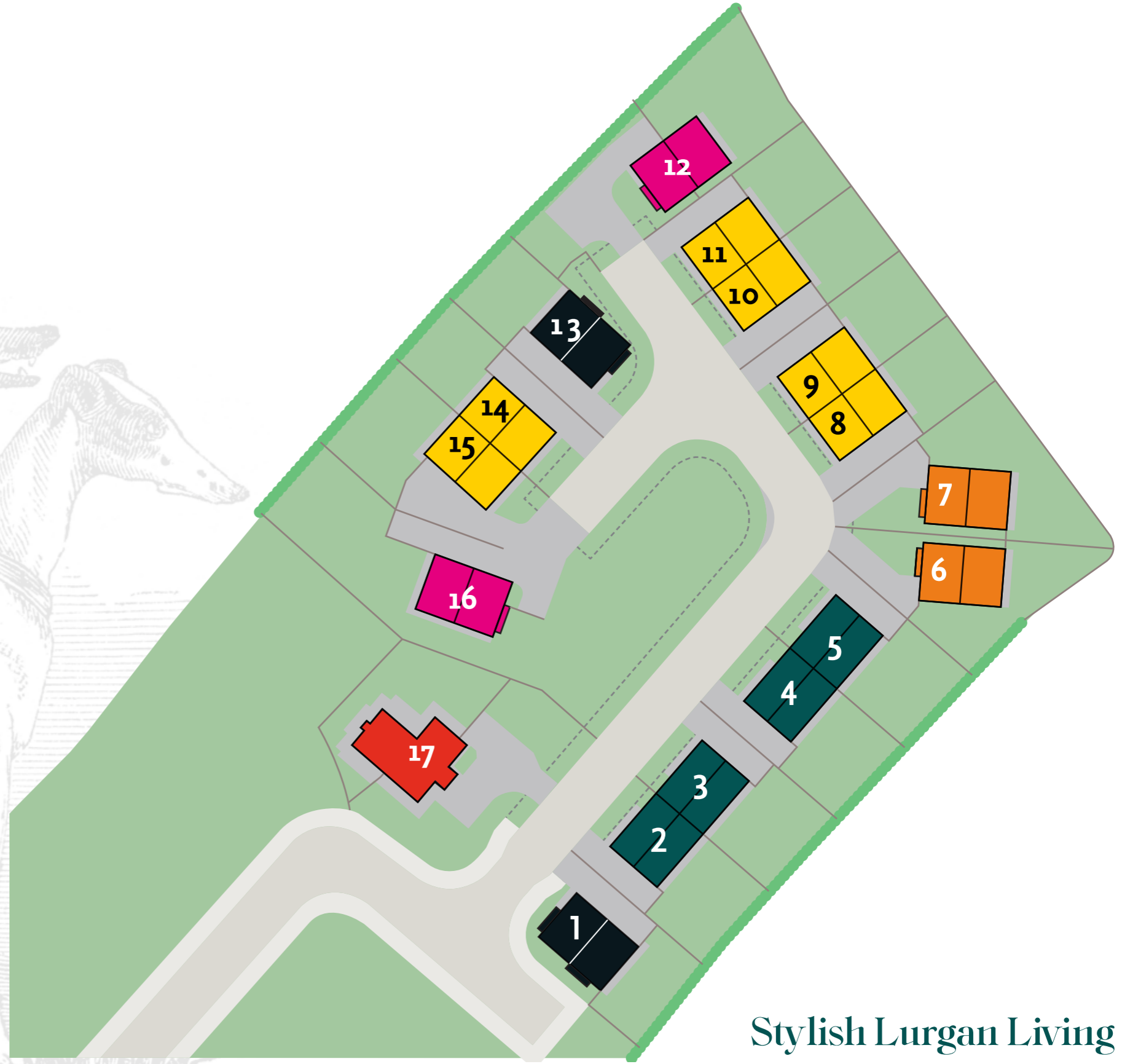
LURGAN

Stylish Lurgan Living



TOBERHEWNY LURGAN

-  **The Eyebright** - Three Bedroom Detached Home
Plots: 6, 7
-  **The Rosemary** - Three Bedroom Detached Home
Plots: 12, 16
-  **The Blackthorn** - Three Bedroom Detached Home
Plots: 1, 13
-  **The Comfrey** - Three Bedroom Semi-Detached Home
Plots: 8, 9, 10, 11, 14, 15
-  **The Clover** - Three Bedroom Semi-Detached Home
Plots: 2, 3, 4, 5
-  **The Aster** - Four Bedroom Detached Home
Plot: 17



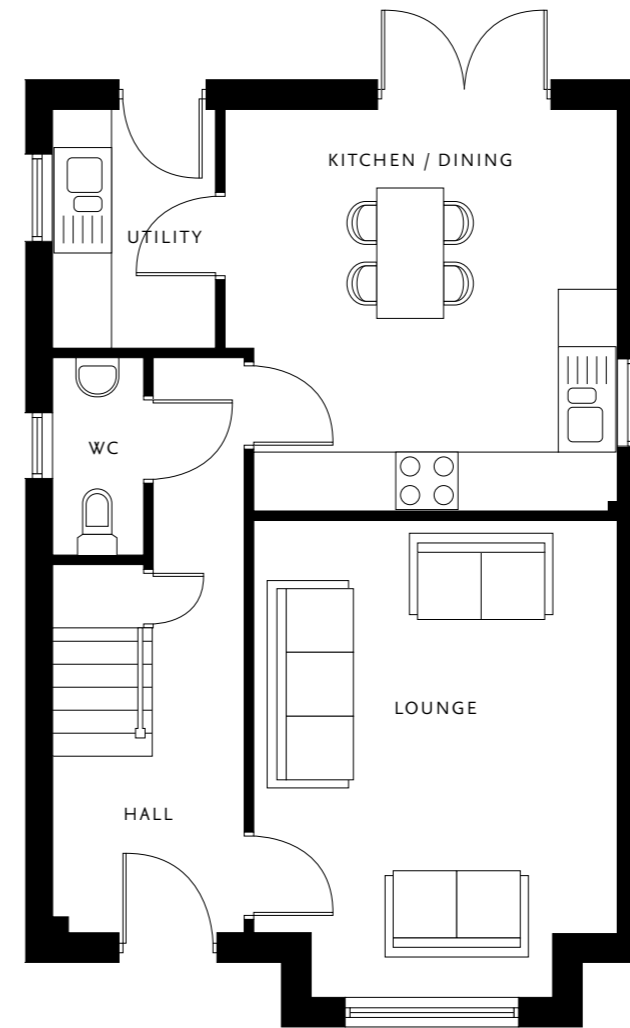
Stylish Lurgan Living

The Eyebright

- Three Bedroom Detached Home

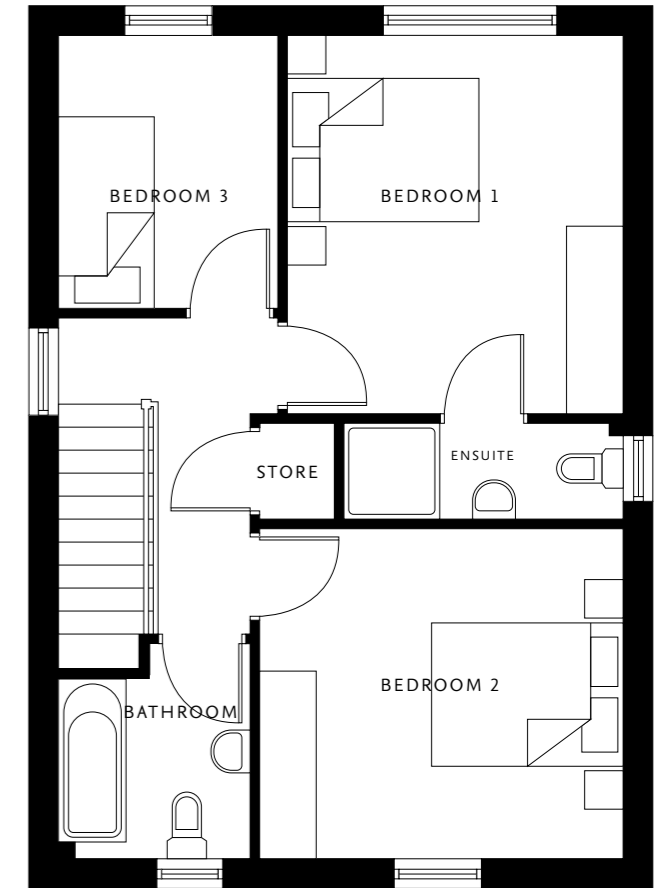
Plots: 6, 7

1109 Sq Ft



Ground Floor

Lounge	16'4" X 12'6"	4.98 X 3.80m
Kitchen/Dining	13'9" X 13'5"	4.19 X 4.10m
Utility	—	—
WC	—	—



First Floor

Bedroom 1	12'8" X 11'6"	3.85 X 3.51m
Ensuite	—	—
Bedroom 2	12'6" X 11'7"	3.80 X 3.53m
Bedroom 3	8'11" X 7'6"	2.73 X 2.29m
Bathroom	—	—

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

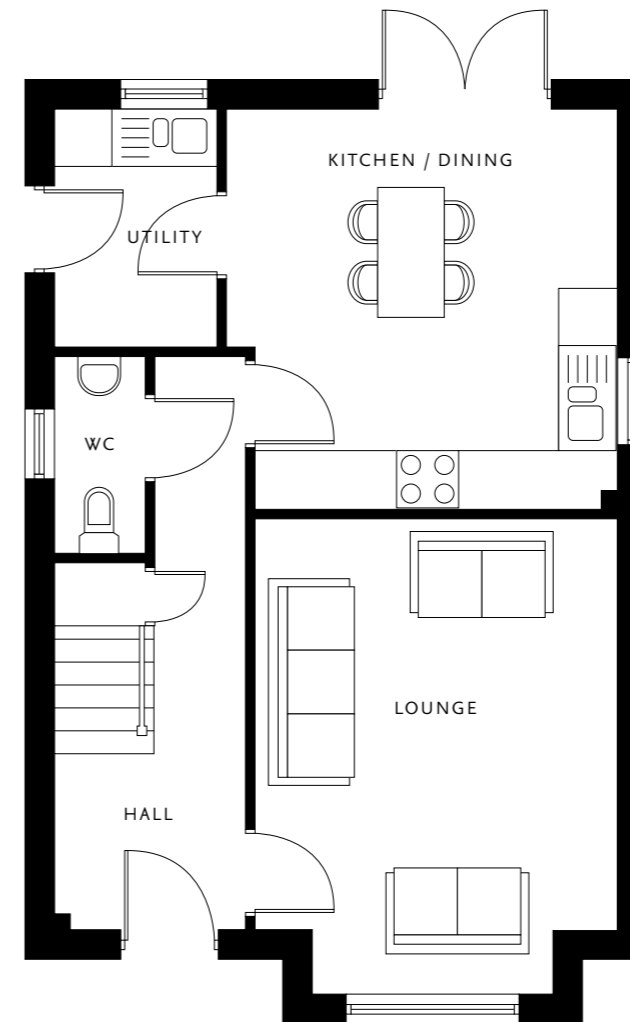


The Rosemary

- Three Bedroom Detached Home

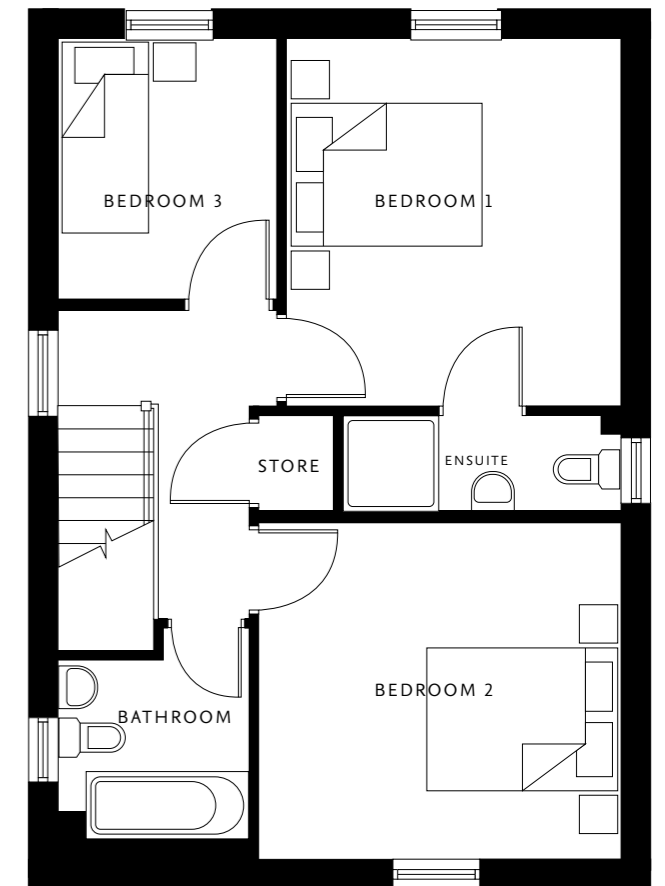
Plots: 12, 16

1110 Sq Ft



Ground Floor

Lounge	16'4" X 12'6"	4.98 X 3.80m
Kitchen/Dining	13'9" X 13'5"	4.19 X 4.10m
Utility	—	—
WC	—	—



First Floor

Bedroom 1	12'8" X 11'6"	3.85 X 3.51m
Ensuite	—	—
Bedroom 2	12'6" X 11'7"	3.80 X 3.53m
Bedroom 3	8'11" X 7'6"	2.73 X 2.29m
Bathroom	—	—

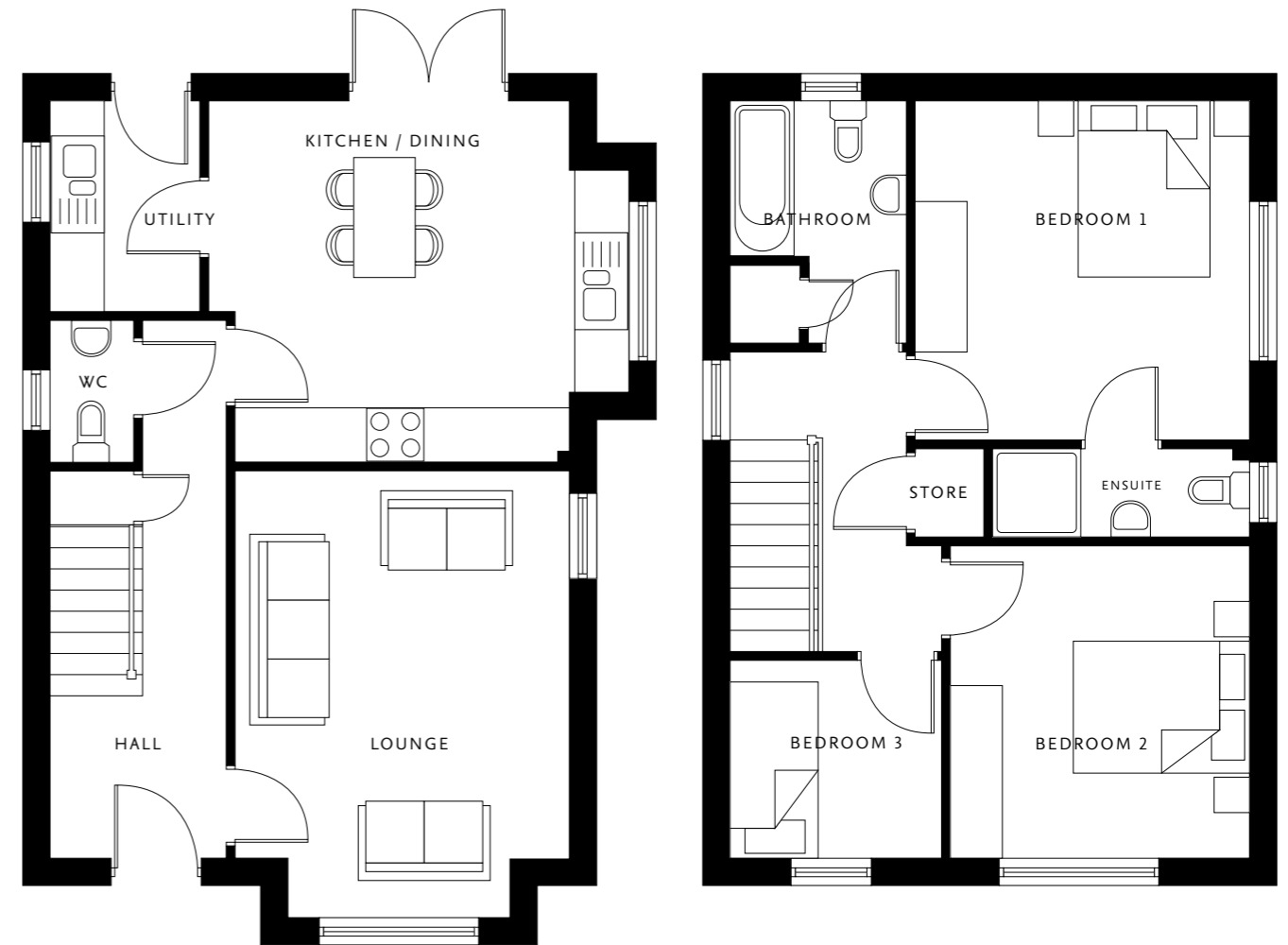
* All dimensions are based on the maximum room width and length.



The Blackthorn

- Three Bedroom Detached Home

Plots: 1, 13
1127 Sq Ft



Ground Floor

Lounge	16'8" X 12'6"	5.07 X 3.80m
Kitchen/ Dining	15'7" X 13'6"	4.75 X 4.11m
Utility	—	—
WC	—	—

First Floor

Bedroom 1	12'6" X 12'4"	3.80 X 3.75m
Ensuite	—	—
Bedroom 2	11'11" X 11'2"	3.63 X 3.40m
Bedroom 3	7'10" X 7'5"	2.40 X 2.25m
Bathroom	—	—

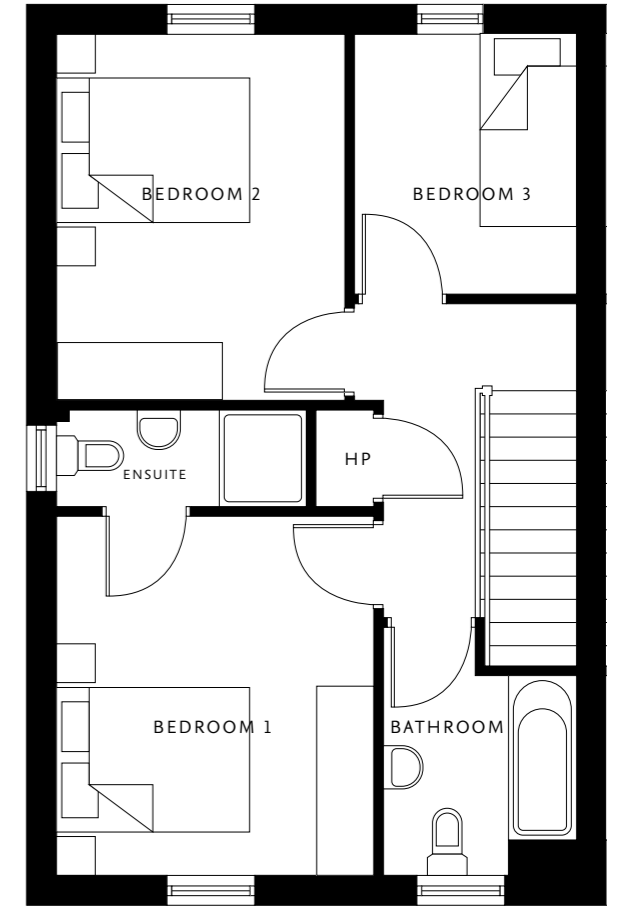
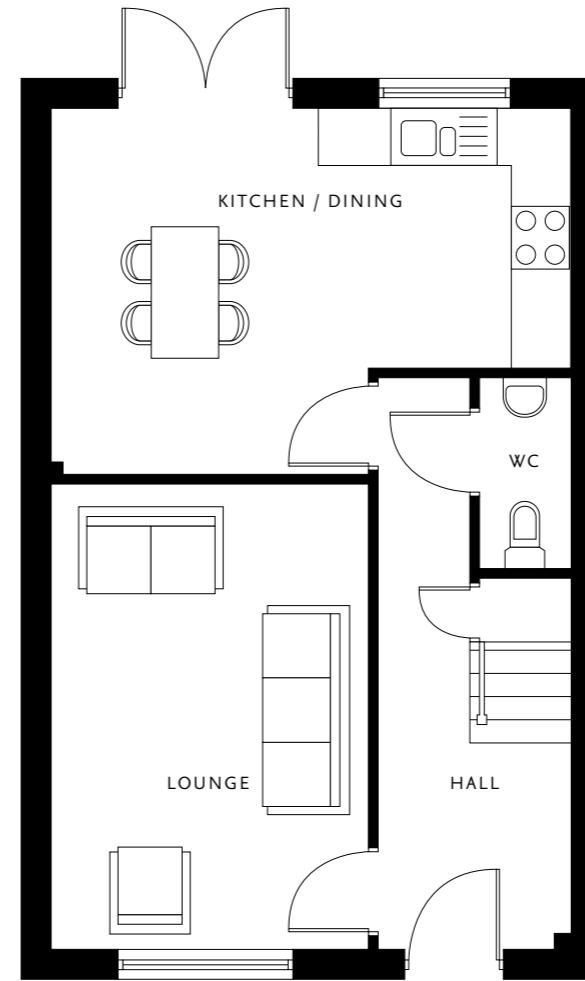
* All dimensions are based on the maximum room width and length.

The Comfrey

- Three Bedroom Semi-Detached Home

Plots: 8, 9, 10, 11, 14, 15

1009 Sq Ft



Ground Floor

Lounge	15'3" X 10'10"	4.64 X 3.29m
Kitchen/Dining	17'8" X 13'0"	5.39 X 3.97m
WC	—	—

First Floor

Bedroom 1	12'6" X 10'10"	3.82 X 3.29m
Ensuite	—	—
Bedroom 2	12'1" X 9'10"	3.69 X 2.99m
Bedroom 3	8'6" X 7'7"	2.59 X 2.30m
Bathroom	—	—

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



The Clover

- Three Bedroom Semi-Detached Home

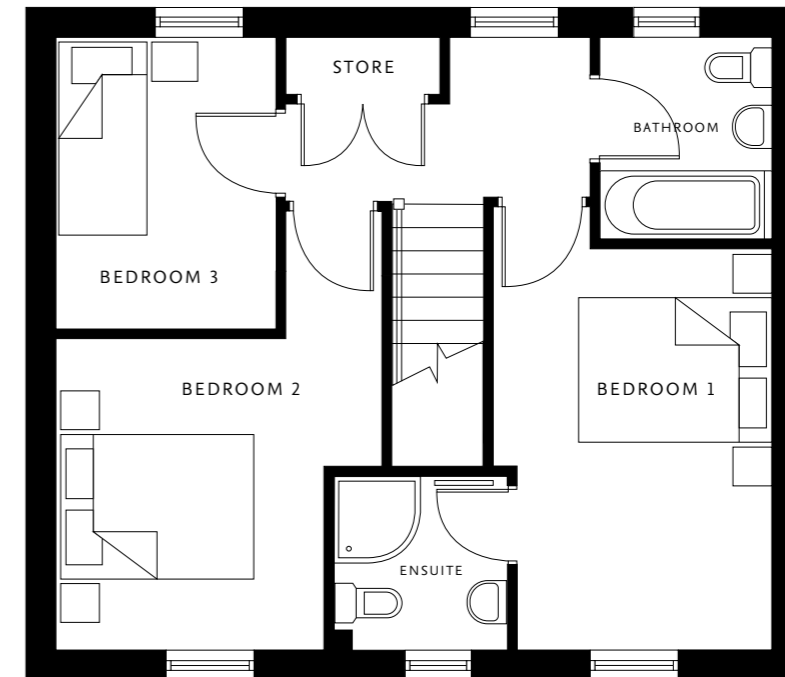
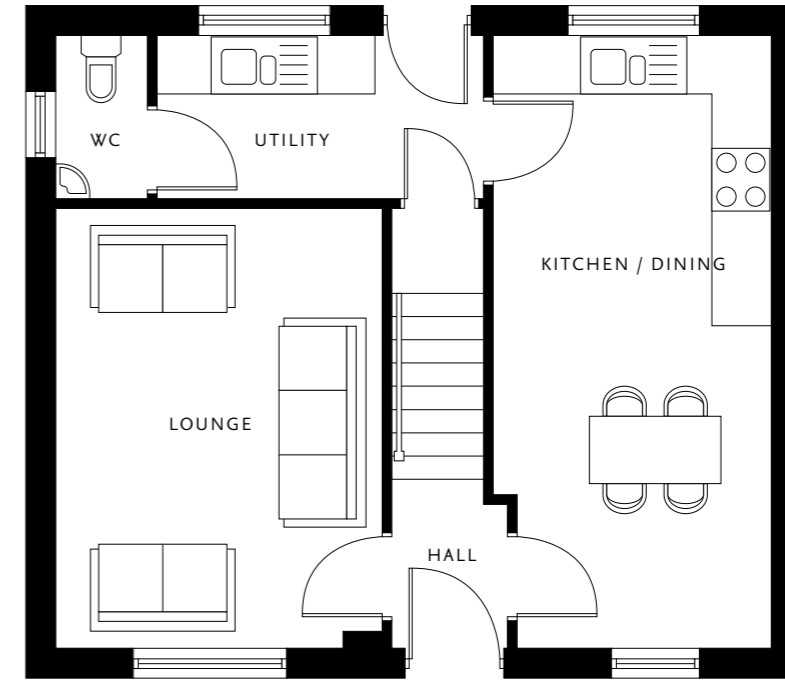
Plots: 2, 3, 4, 5
1012 Sq Ft



Plots: 4, 5



Plots: 2, 3



Ground Floor

Lounge	14'11" X 11'1"	4.55 X 3.38m
Kitchen/Dining	20'10" X 9'5"	6.35 X 2.88m
Utility	—	—
WC	—	—

First Floor

Bedroom 1	14'11" X 9'5"	4.55 X 2.88m
Ensuite	—	—
Bedroom 2	14'11" X 11'1"	4.55 X 3.38m
Bedroom 3	9'11" X 7'6"	3.02 X 2.28m
Bathroom	—	—
Store	—	—

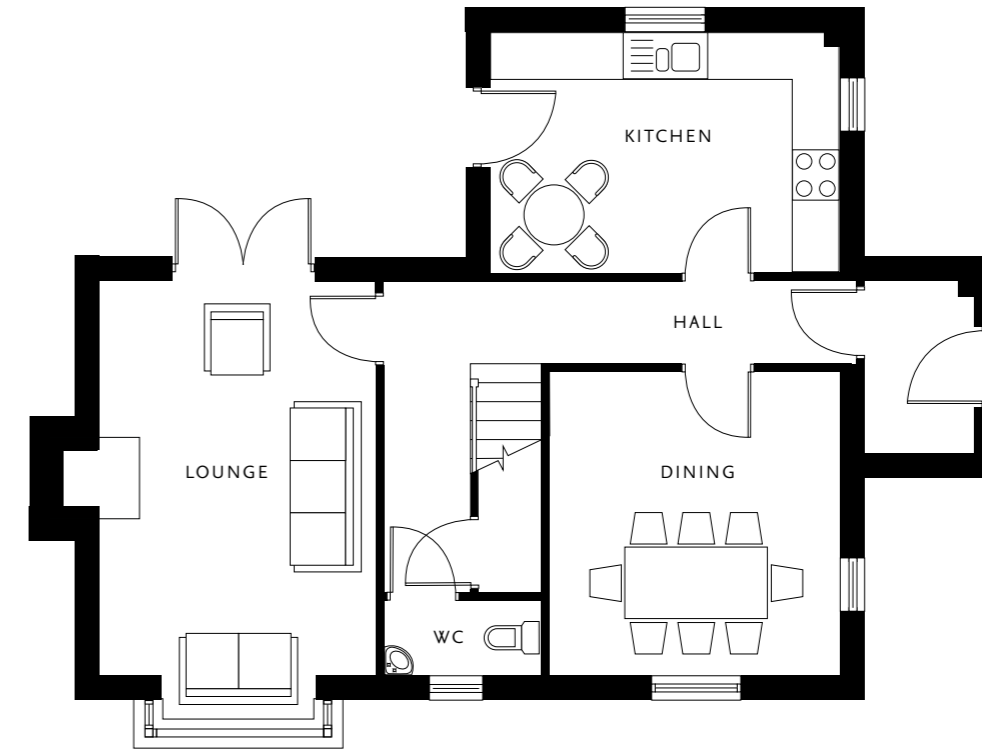
* All dimensions are based on the maximum room width and length.



The Aster

- Four Bedroom Detached Home

Plots: 17
1400 Sq Ft



Ground Floor

Lounge	18'2" X 11'6"	5.54 X 3.50m
Kitchen	14'6" X 10'0"	4.43 X 3.05m
Dining	12'8" X 12'1"	3.85 X 3.68m
WC	—	—

First Floor

Bedroom 1	10'9" X 10'0"	3.28 X 3.05m
Ensuite	—	—
Bedroom 2	12'8" X 12'1"	3.85 X 3.68m
Bedroom 3	11'6" X 8'10"	3.50 X 2.70m
Bedroom 4	11'6" X 7'3"	3.50 X 2.20m
Bathroom	—	—

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



TOBERHEWNY LURGAN

Sales Agents

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

Register Your Interest Today



028 3852 2244
www.jonesestateagents.com



028 3859 9911
www.hannath.com

Location

Toberhewny 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.

www.hilmarkhomes.com

Sales Agent:



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