

3 & 4 BEDROOM DETACHED  
AND SEMI DETACHED HOMES

**EASTWAY,  
CRAIGAVON**

Location:

**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

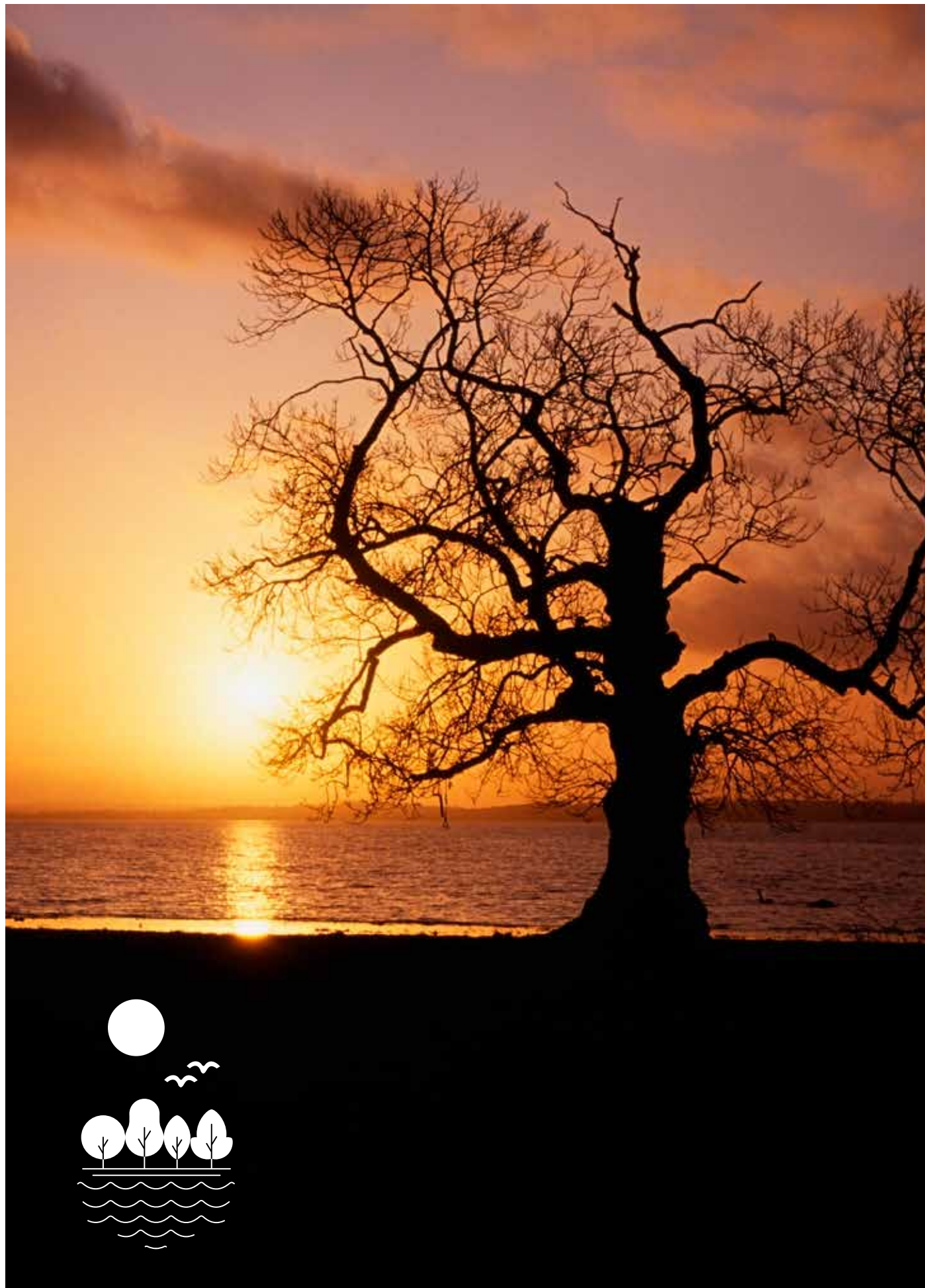
new home to take full advantage of the breathtaking views and make the most of the natural light.

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.







# 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
- Dual drencher shower fitting to Ensuite

## Internal Features

- Internal décor, walls and ceilings painted 1 colour from palette of colours
- Multi fuel Stove with hearth
- 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 fibre optic internet to property
- 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

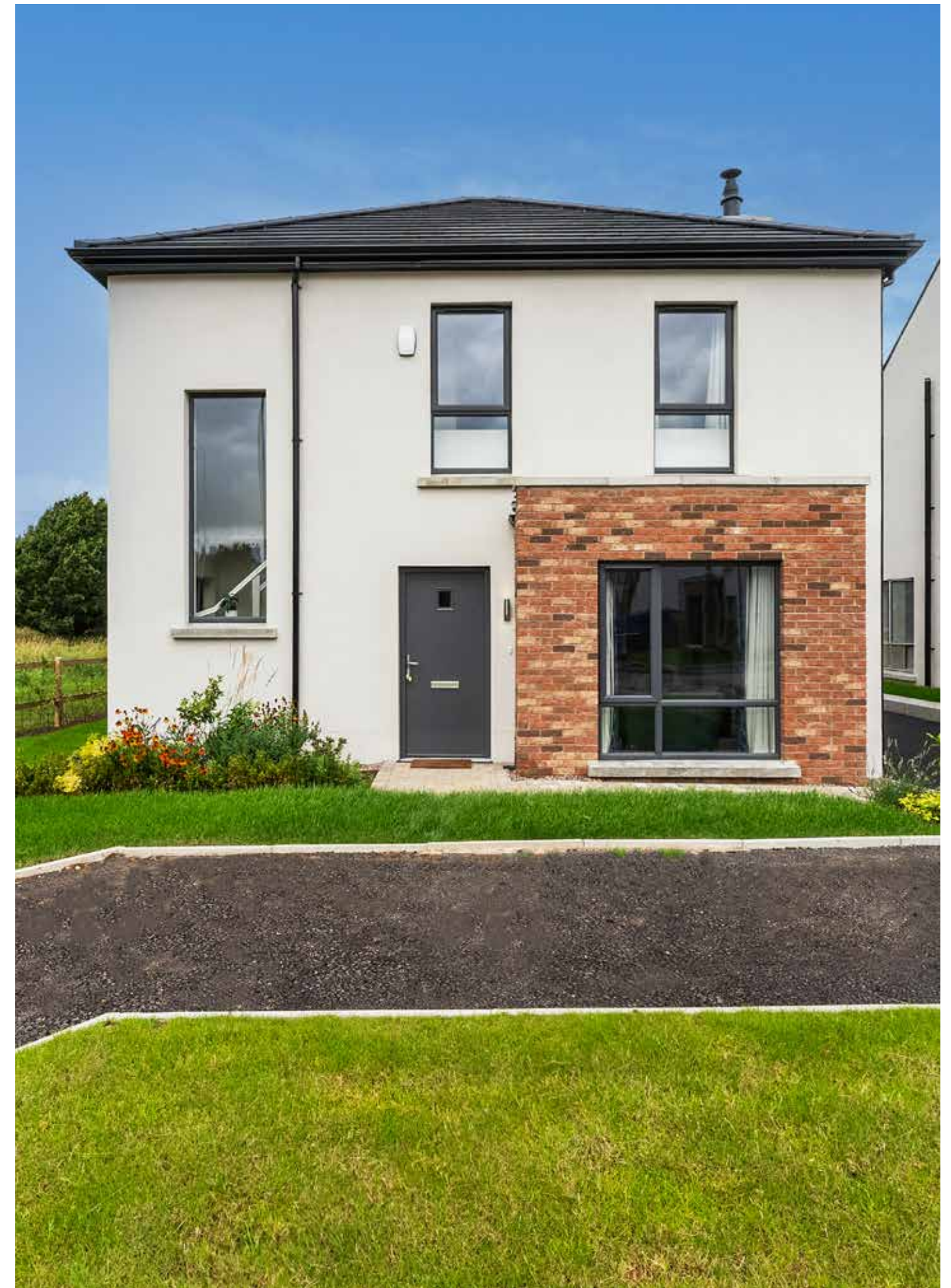
- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled Shower over bath with screen door where applicable
- Separate shower enclosure with thermostatically controlled shower where applicable
- Heated chrome towel radiator to main bathroom and ensuite
- Dual drencher shower fitting to 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 permitting)
- Bitmac driveway
- External socket
- 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 NHBC structural warranty





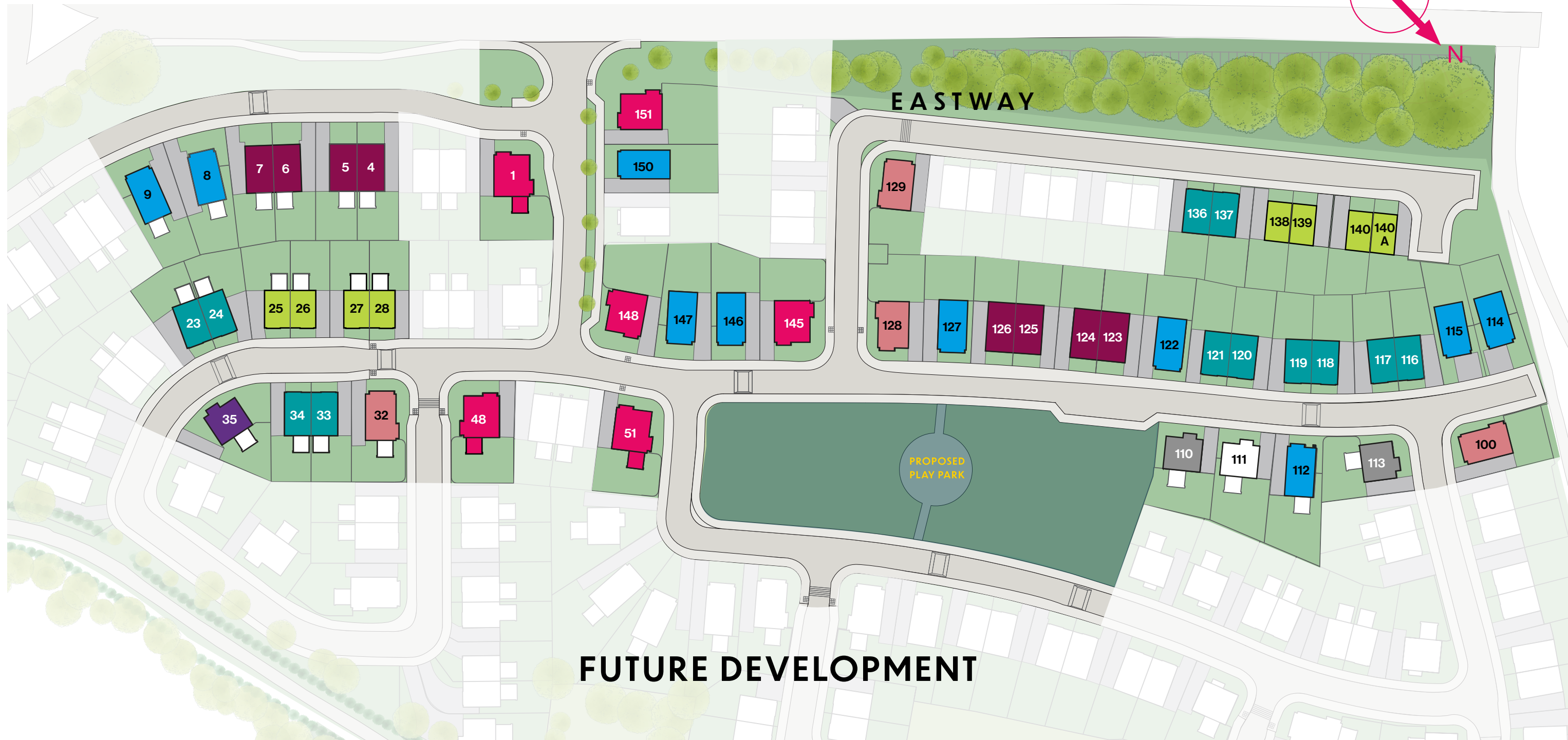


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**The Ringwood**

Four Bedroom Detached home  
Plots: 1, 48, 51, 145, 148, 151

**The Newton**

Four Bedroom Detached home  
Plots: 32, 100, 128, 129

**The Seaforde**

Four Bedroom Detached home  
Plots: 8, 9, 112, 114, 115, 122, 127,  
146, 147, 150

**The Wicker**

Four Bedroom Semi-Detached home  
Plots: 4, 5, 6, 7, 123, 124, 125, 126

**The Meadow**

Three Bedroom Detached home  
Plots: 110, 113

**The Hemlock**

Three Bedroom Detached home  
Plots: 111

**The Fulton**

Three Bedroom Detached home  
Plots: 35

**The Carmen**

Three Bedroom Semi-Detached home  
Plots: 23, 24, 33, 34, 116, 117, 118,  
119, 120, 121, 136, 137

**The Delaware**

Three Bedroom Semi-Detached home  
Plots: 25, 26, 27, 28, 138, 139,  
140, 140A





The Ringwood

- Four Bedroom Detached Home - 1482 SqFt

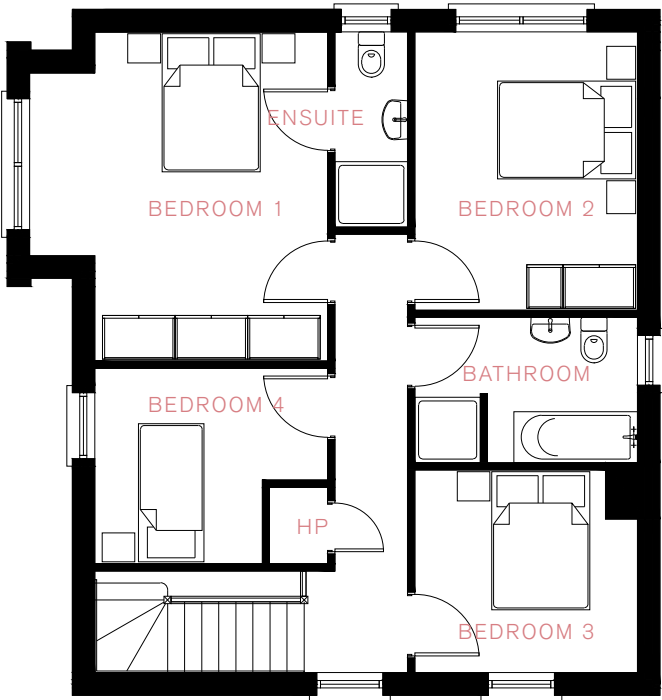
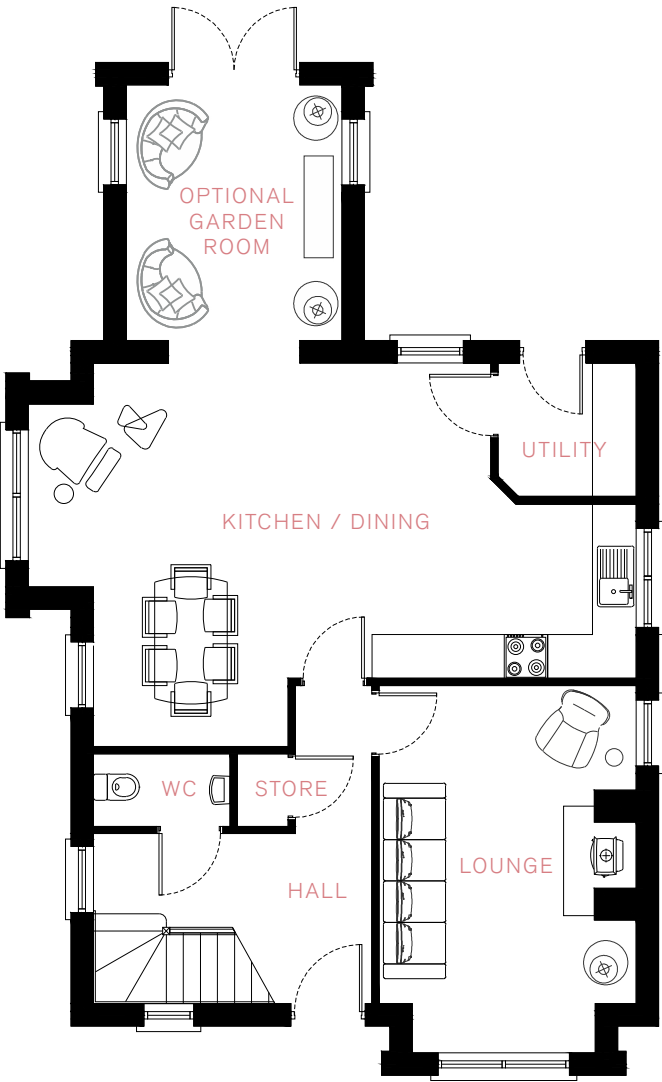
- With Optional Garden Room - 1603 SqFt

PLOTS: 1, 48, 51, 145, 148, 151



**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	16'6" x 11'7"	5.03 x 3.52m
Kitchen/Dining	27'5" x 17'3"	8.36 x 5.26m
Optional Garden Room	11'5" x 9'9"	3.49 x 2.96m
Utility	—	—
WC	—	—

First Floor

Bedroom 1	14'9" x 13'5"	4.50 x 4.08m
Ensuite	—	—
Bedroom 2	12'7" x 10'0"	3.83 x 3.04m
Bedroom 3	10'0" x 9'1"	3.04 x 2.77m
Bedroom 4	10'5" x 8'10"	3.18 x 2.69m
Bathroom	—	—

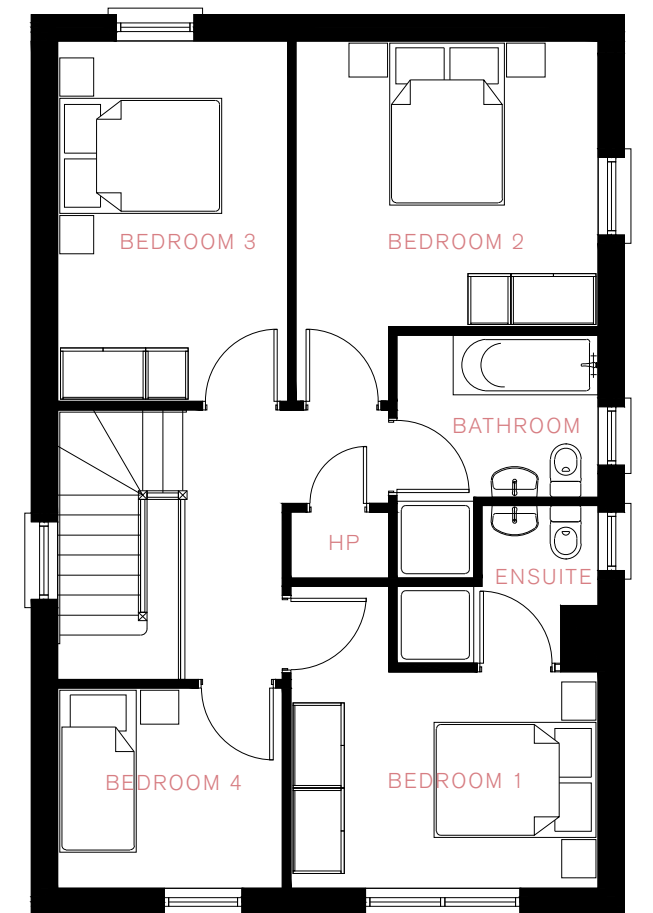
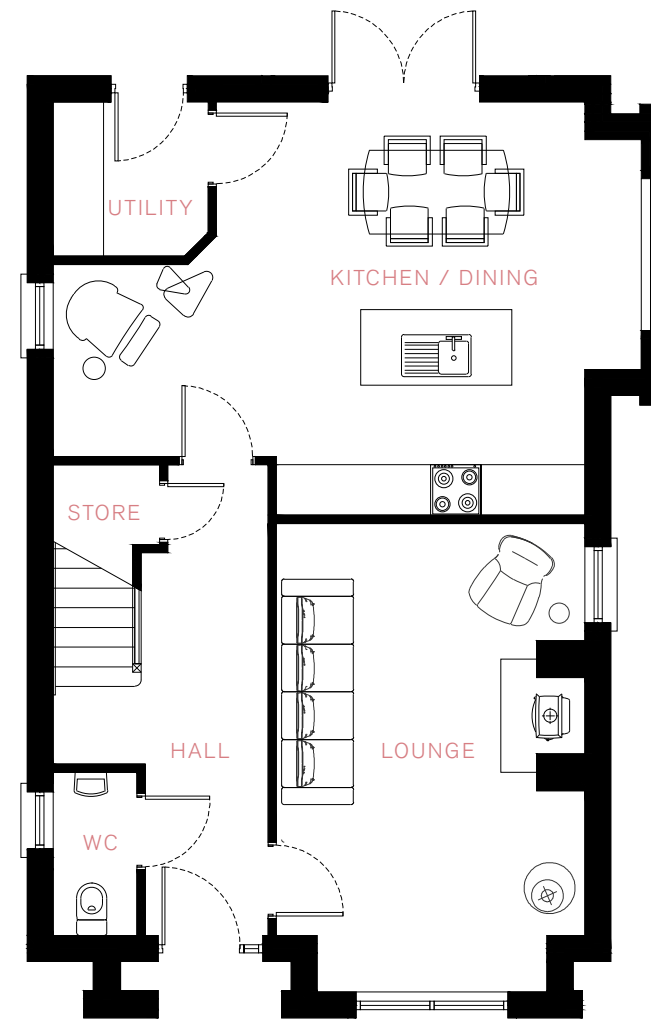




# The Newton

- Four Bedroom Detached Home - 1395 SqFt

PLOTS: 32, 100, 128, 129



## Ground Floor

Lounge	18'3" x 12'0"	5.57 x 3.66m
Kitchen/Dining	23'0" x 16'2"	7.01 x 4.93m
Utility	—	—
WC	—	—

## First Floor

Bedroom 1	11'9" x 11'7"	3.58 x 3.53m
Ensuite	—	—
Bedroom 2	13'10" x 11'7"	4.21 x 3.53m
Bedroom 3	13'10" x 8'10"	4.21 x 2.69m
Bedroom 4	8'8" x 7'8"	2.64 x 2.33m
Bathroom	—	—

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





# The Seaforde

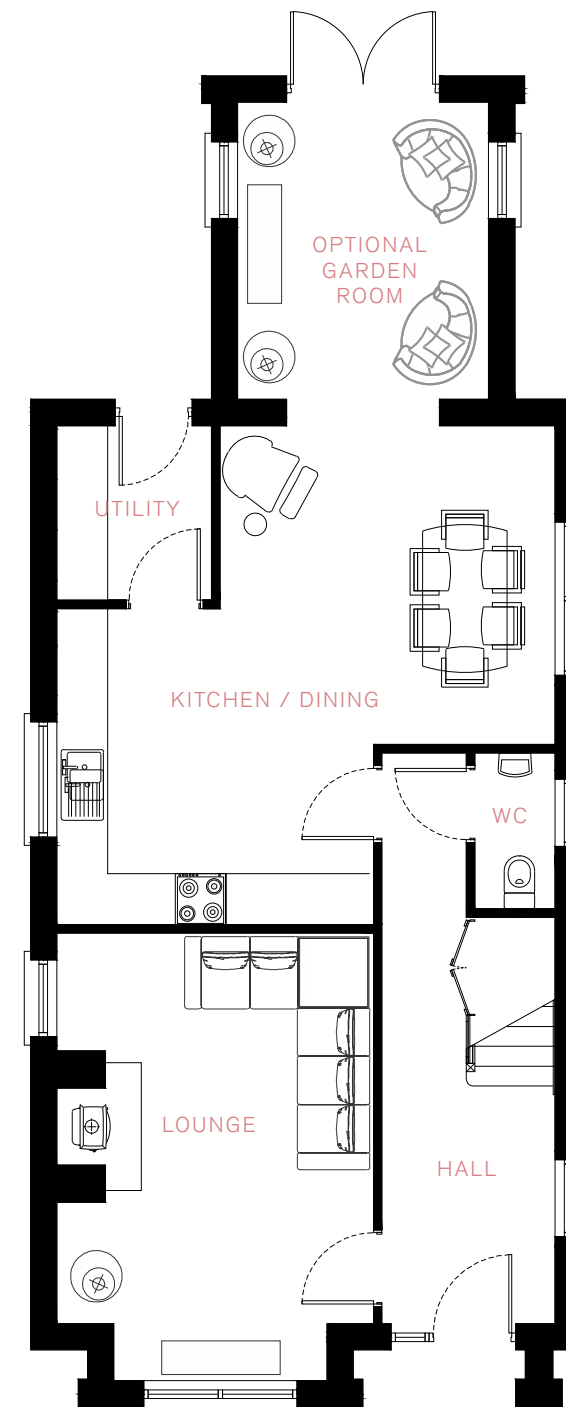
- Four Bedroom Detached Home - **1360 SqFt**  
- With Optional Garden Room - **1482 SqFt**

**PLOTS:** 8,9,112, 114, 115, 122, 127, 146, 147, 150



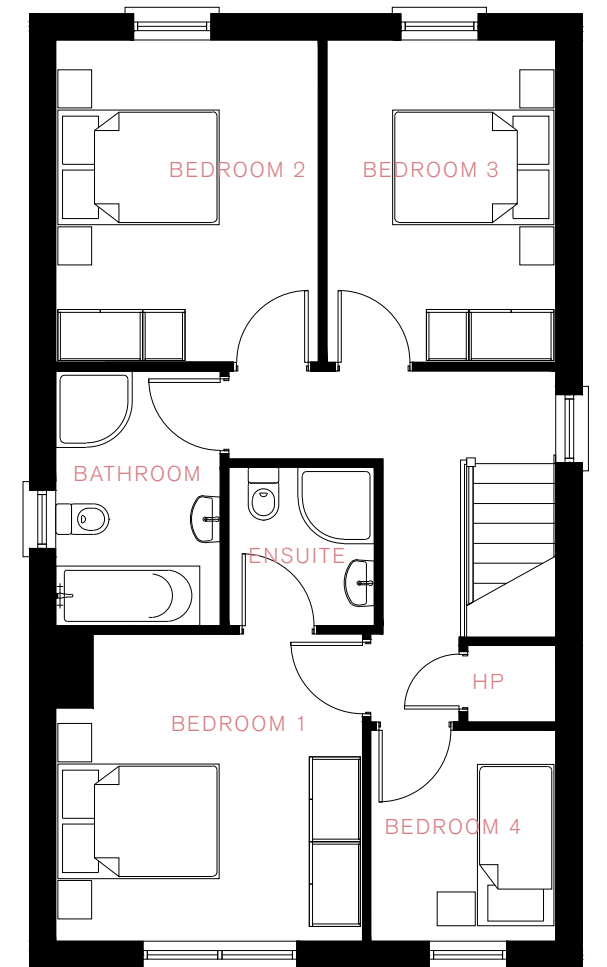
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## Ground Floor

Lounge	17'3" x 12'2"	5.27 x 3.72m
Kitchen/Dining	19'4" x 19'4"	5.90 x 5.90m
Optional Garden Room	11'6" x 9'9"	3.50 x 2.96m
Utility	—	—
WC	—	—



## First Floor

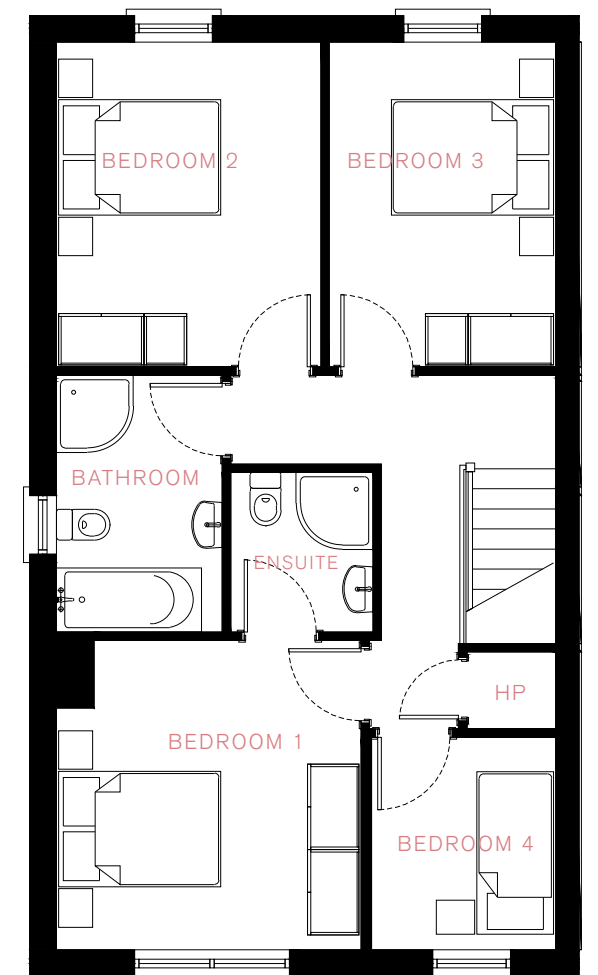
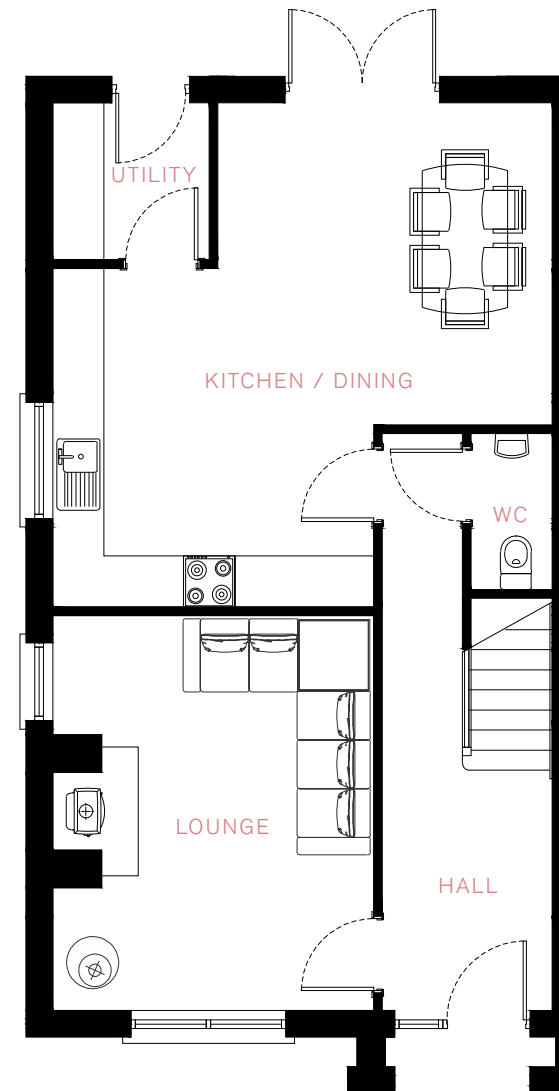
Bedroom 1	11'10" x 11'10"	3.61 x 3.60m
Ensuite	—	—
Bedroom 2	12'4" x 10'2"	3.77 x 3.09m
Bedroom 3	12'4" x 8'10"	3.77 x 2.68m
Bedroom 4	8'0" x 7'1"	2.44 x 2.16m
Bathroom	—	—



# The Wicker

- Four Bedroom Semi-Detached Home - 1330 SqFt

PLOTS: 4, 5, 6, 7, 123, 124, 125, 126



## Ground Floor

Lounge	15'1" x 12'2"	4.59 x 3.72m
Kitchen/Dining	19'5" x 19'2"	5.91 x 5.83m
Utility	—	—
WC	—	—

## First Floor

Bedroom 1	11'11" x 11'7"	3.62 x 3.53m
Ensuite	—	—
Bedroom 2	12'5" x 10'2"	3.78 x 3.09m
Bedroom 3	12'5" x 8'7"	3.78 x 2.62m
Bedroom 4	8'1" x 7'2"	2.46 x 2.18m
Bathroom	—	—

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





# The Meadow

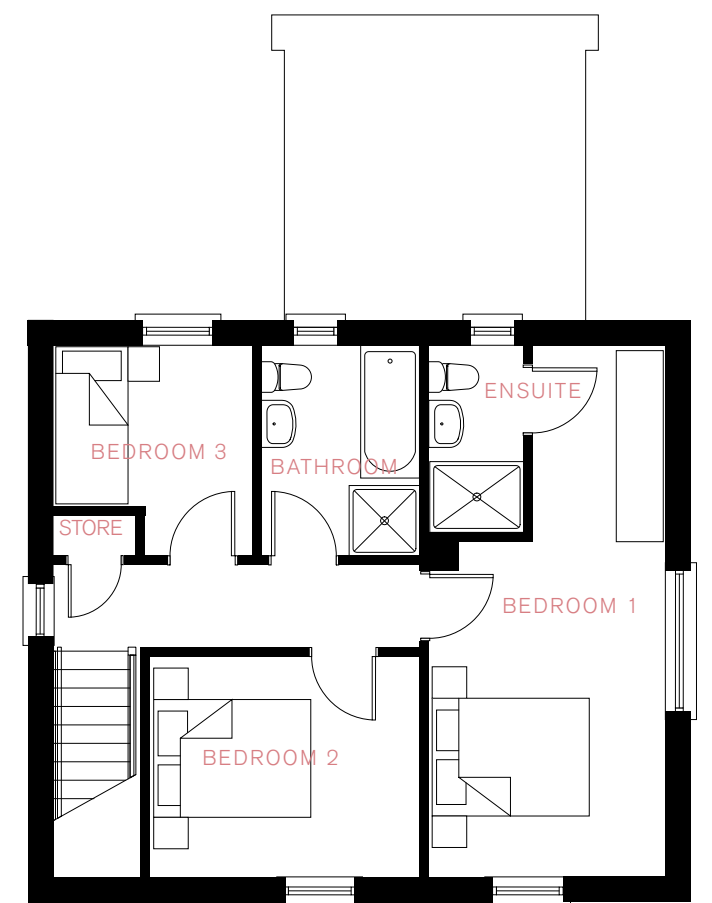
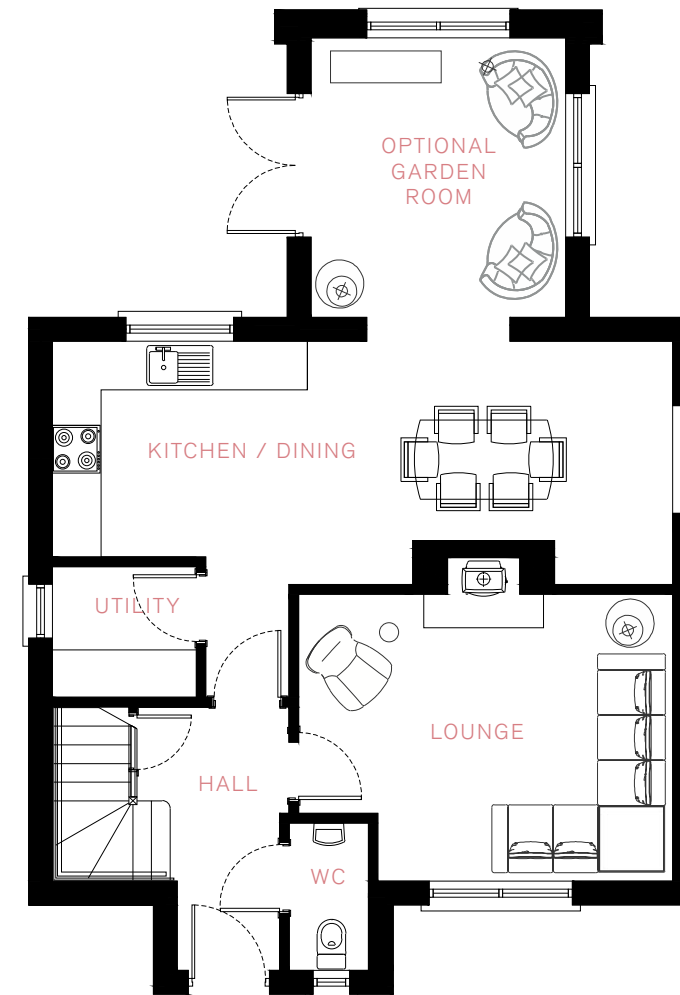
- Three Bedroom Detached Home - **1168 SqFt**  
- With Optional Garden Room - **1299 SqFt**

**PLOTS:** 110, 113



**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	15'5" x 11'10"	4.71 x 3.61m
Kitchen/Dining	25'7" x 14'8"	7.80 x 4.48m
Optional Garden Room	11'6" x 10'6"	3.50 x 3.19m
Utility	—	—
WC	—	—

## First Floor

Bedroom 1 Suite	22'3" x 10'0"	6.79 x 3.02m
Ensuite	—	—
Dressing Area	—	—
Bedroom 2	11'3" x 9'3"	3.44 x 2.81m
Bedroom 3	8'10" x 8'4"	2.69 x 2.54m
Bathroom	—	—



# The Hemlock

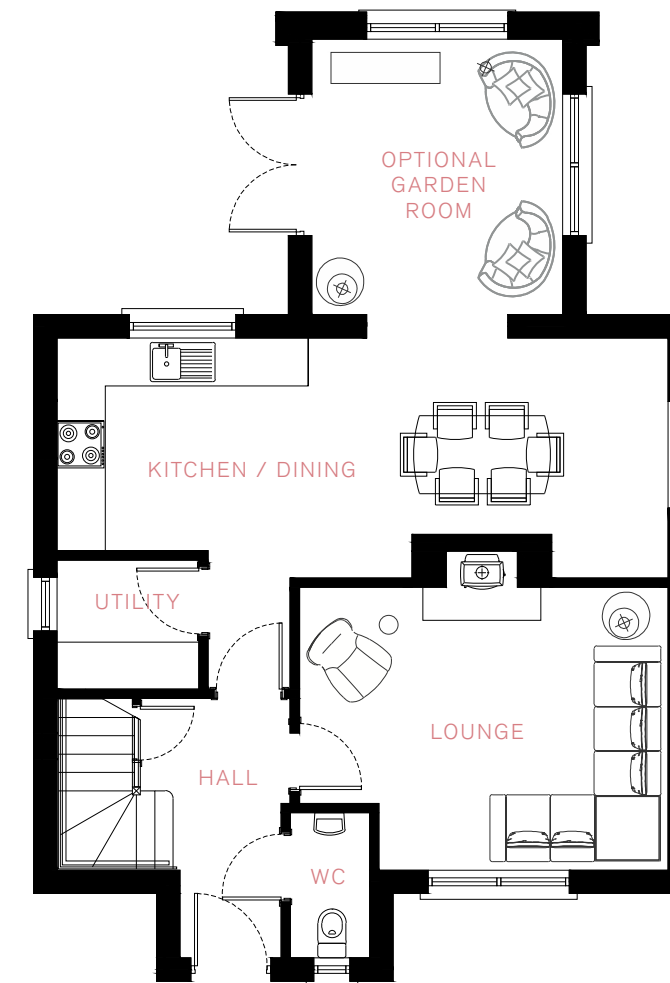
- Three Bedroom Detached Home - **1168 SqFt**  
- With Optional Garden Room - **1299 SqFt**

**PLOTS:** 111



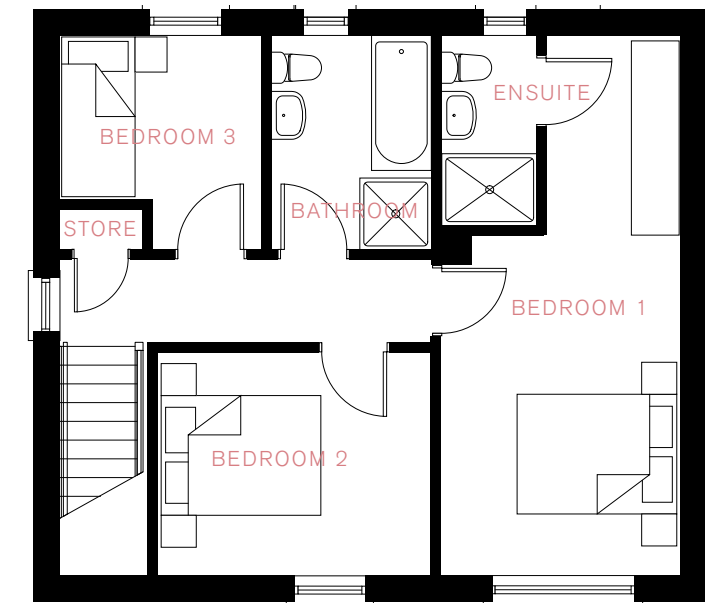
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\* All dimensions are based on the maximum room width and length.



## Ground Floor

Lounge	15'5" x 11'10"	4.71 x 3.61m
Kitchen/Dining	25'7" x 14'8"	7.80 x 4.48m
Optional Garden Room	11'6" x 10'6"	3.50 x 3.19m
Utility	—	—
WC	—	—



## First Floor

Bedroom 1 Suite	22'3" x 10'0"	6.79 x 3.02m
Ensuite	—	—
Dressing Area	—	—
Bedroom 2	11'3" x 9'3"	3.44 x 2.81m
Bedroom 3	8'10" x 8'4"	2.69 x 2.54m
Bathroom	—	—





# The Fulton

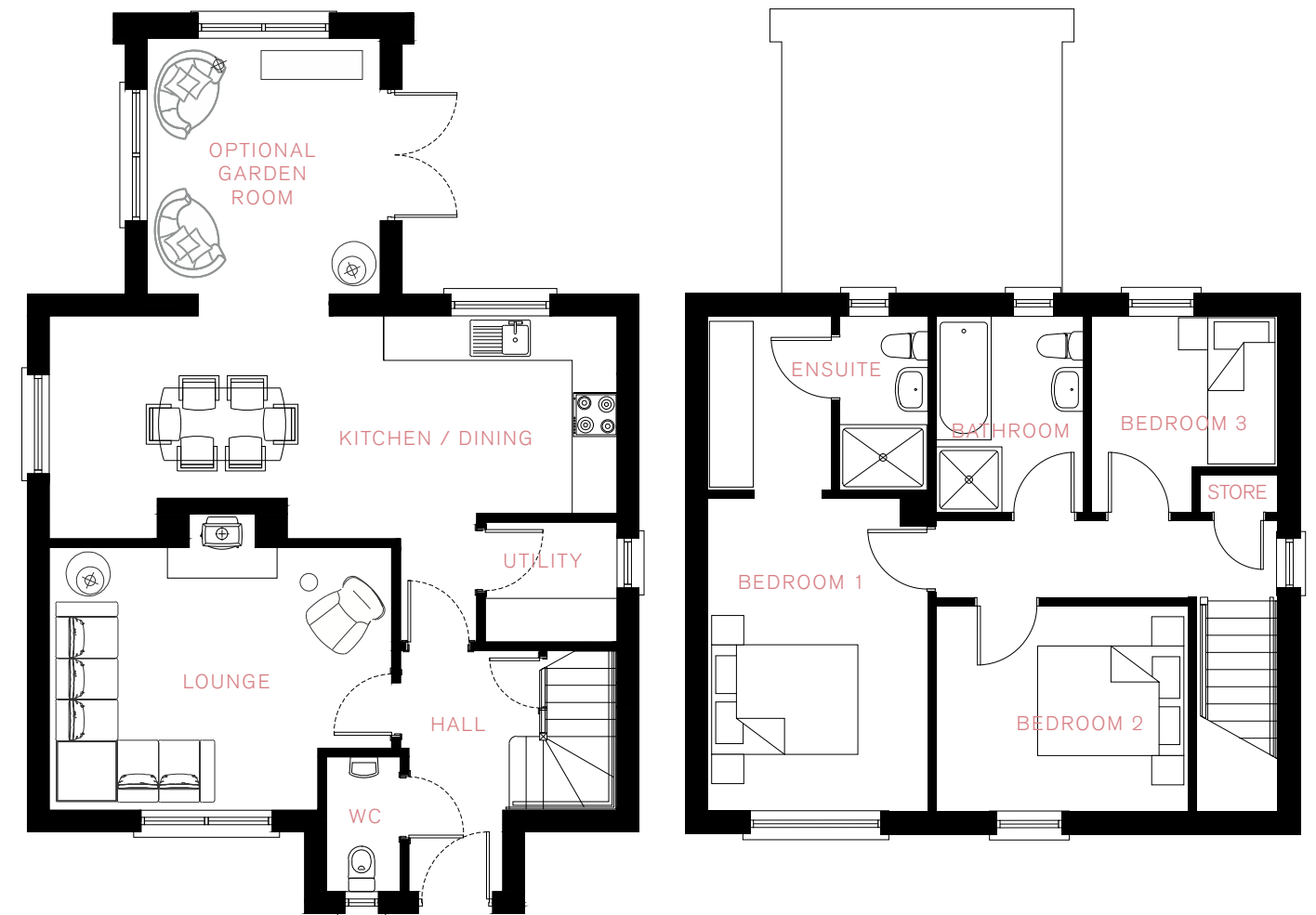
- Three Bedroom Detached Home - **1168 SqFt**
- With Optional Garden Room - **1299 SqFt**

**PLOTS:** 35



**PLEASE NOTE:**  
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\* All dimensions are based on the maximum room width and length.



## Ground Floor

Lounge	15'5" x 11'10"	4.71 x 3.61m
Kitchen/Dining	25'7" x 14'8"	7.80 x 4.48m
Optional Garden Room	11'6" x 10'6"	3.50 x 3.19m
Utility	—	—
WC	—	—

## First Floor

Bedroom 1 Suite	22'3" x 10'0"	6.79 x 3.02m
Ensuite	—	—
Dressing Area	—	—
Bedroom 2	11'3" x 9'3"	3.44 x 2.81m
Bedroom 3	8'10" x 8'4"	2.69 x 2.54m
Bathroom	—	—



# The Carmen

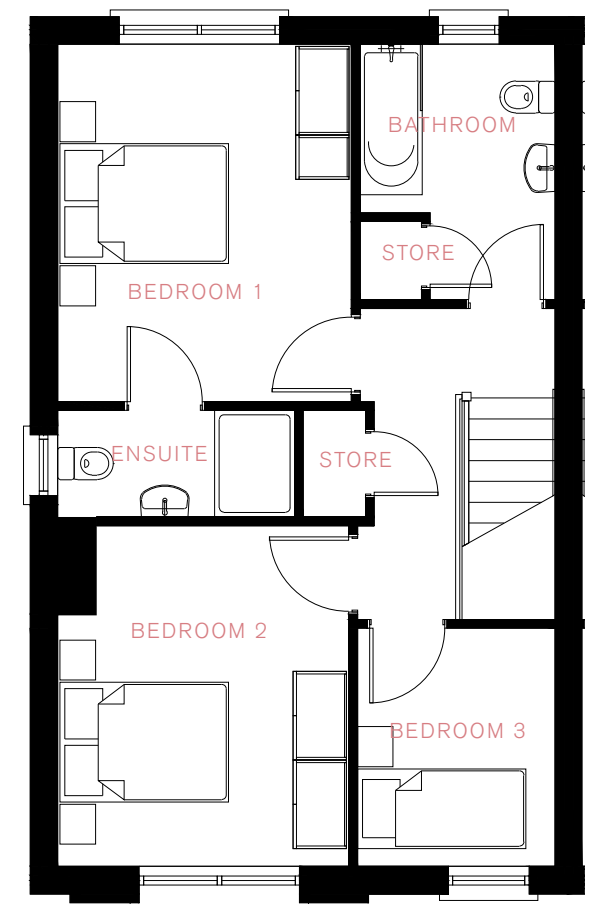
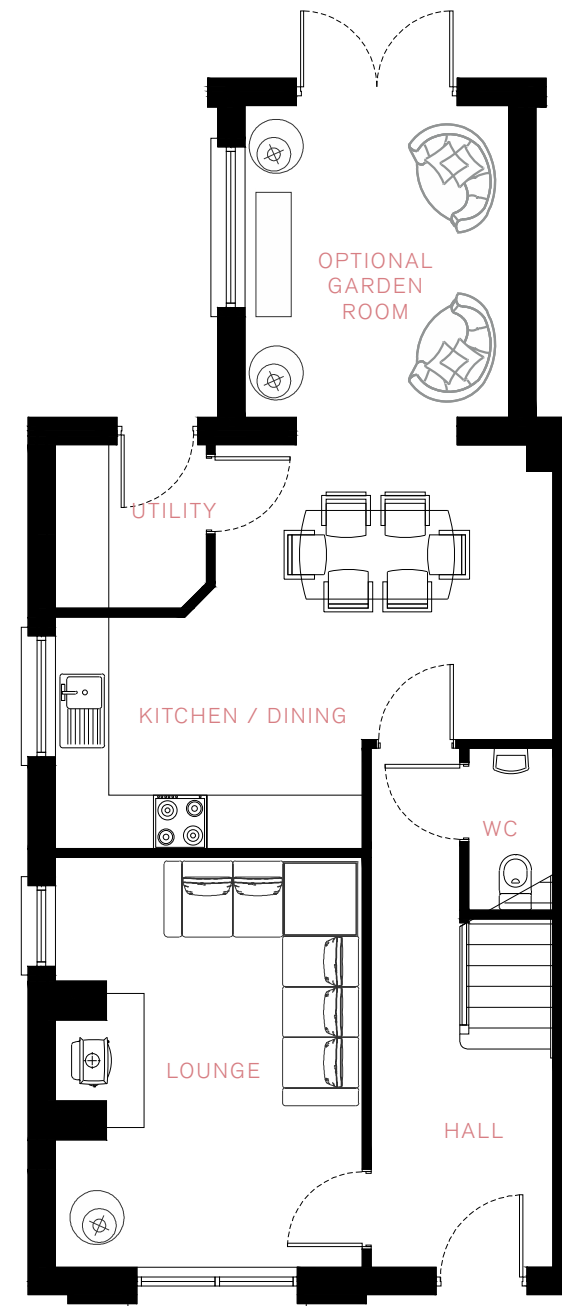
- Three Bedroom Semi-Detached Home - **1115 SqFt**
- With Optional Garden Room - **1237 SqFt**

**PLOTS:** 23, 24, 33, 34, 116, 117, 118, 119, 120, 121, 136, 137



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Please refer to your selling agent and site map.

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



## Ground Floor

Lounge	15'1" x 11'3"	4.60 x 3.43m
Kitchen/Dining	18'4" x 14'11"	5.59 x 4.55m
Optional Garden Room	11'6" x 9'9"	3.50 x 2.96m
Utility	—	—
WC	—	—

## First Floor

Bedroom 1	13'2" x 10'10"	4.01 x 3.31m
Ensuite	—	—
Bedroom 2	12'6" x 10'9"	3.82 x 3.28m
Bedroom 3	8'9" x 7'3"	2.66 x 2.20m
Bathroom	—	—





# The Delaware

- Three Bedroom Semi-Detached Home - **913 SqFt**

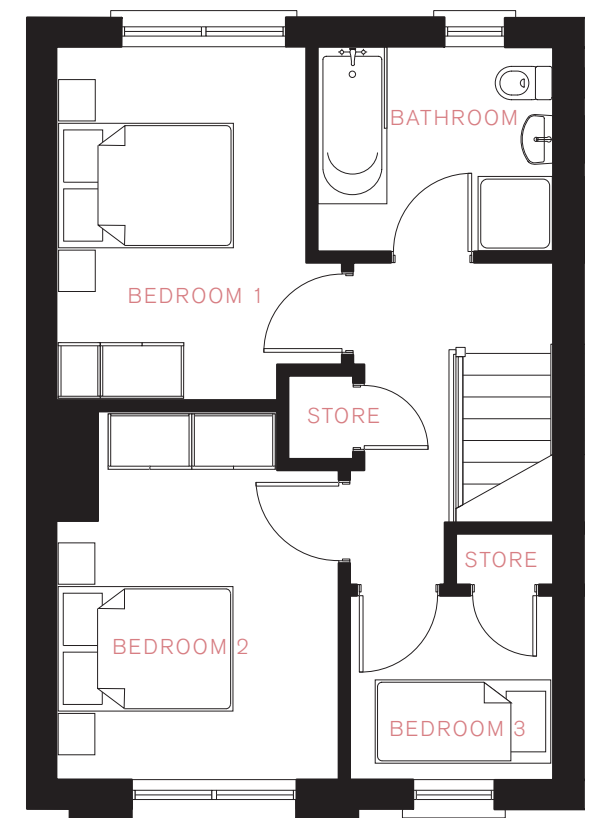
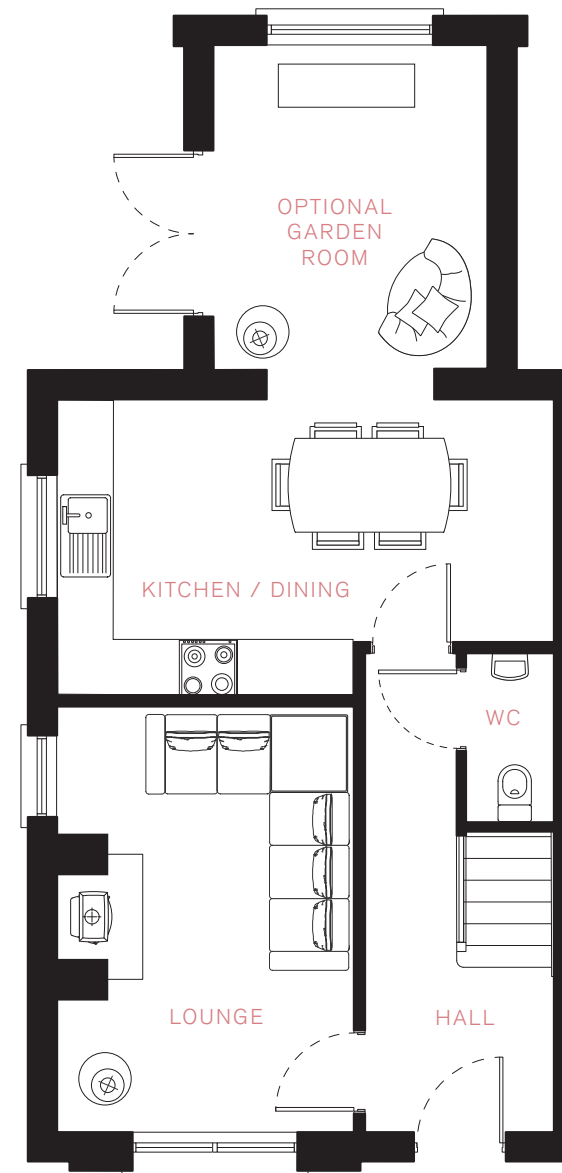
- With Optional Garden Room - **1035 SqFt**

**PLOTS:** 25, 26, 27, 28, 138, 139, 140, 140A



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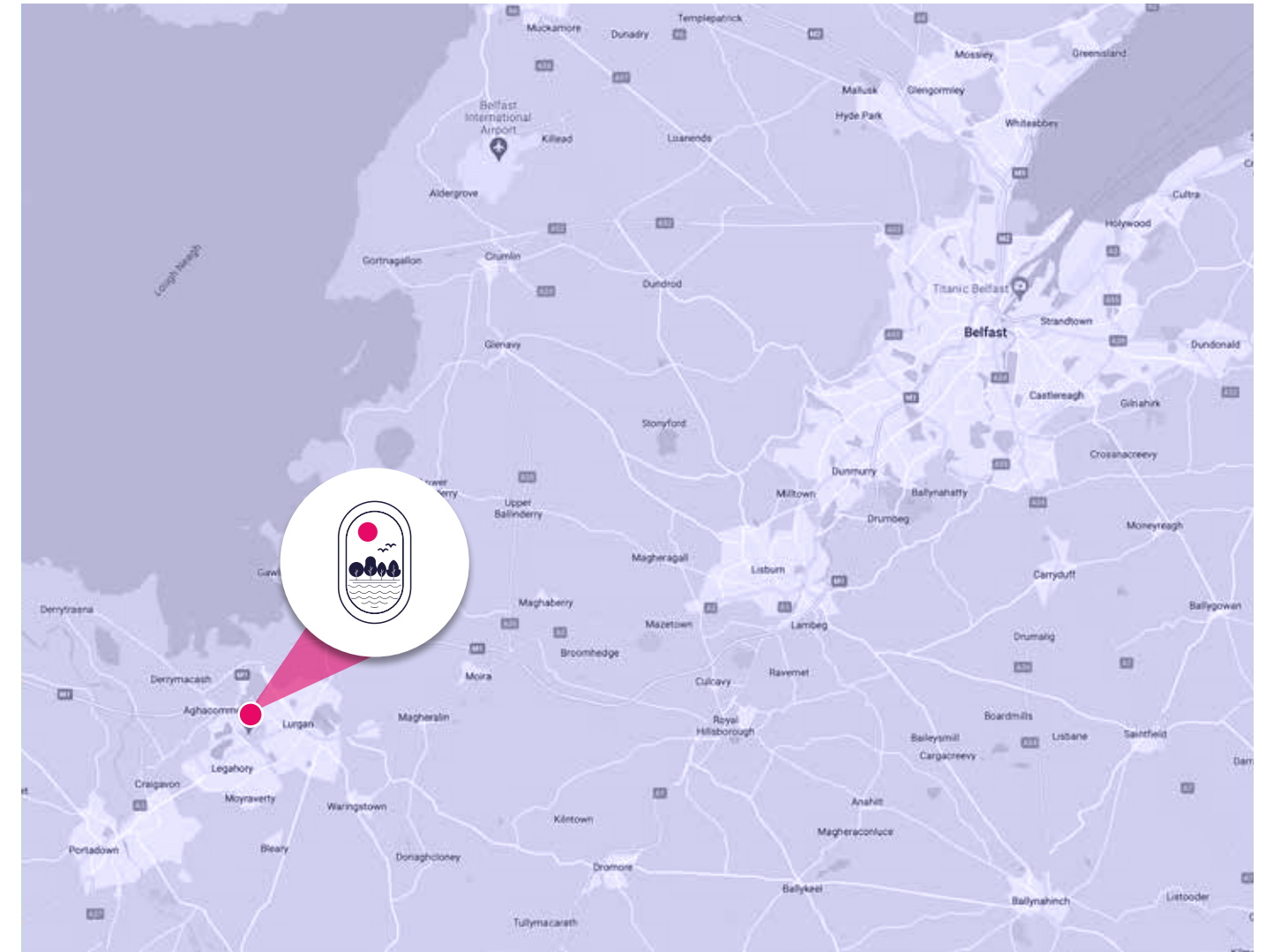
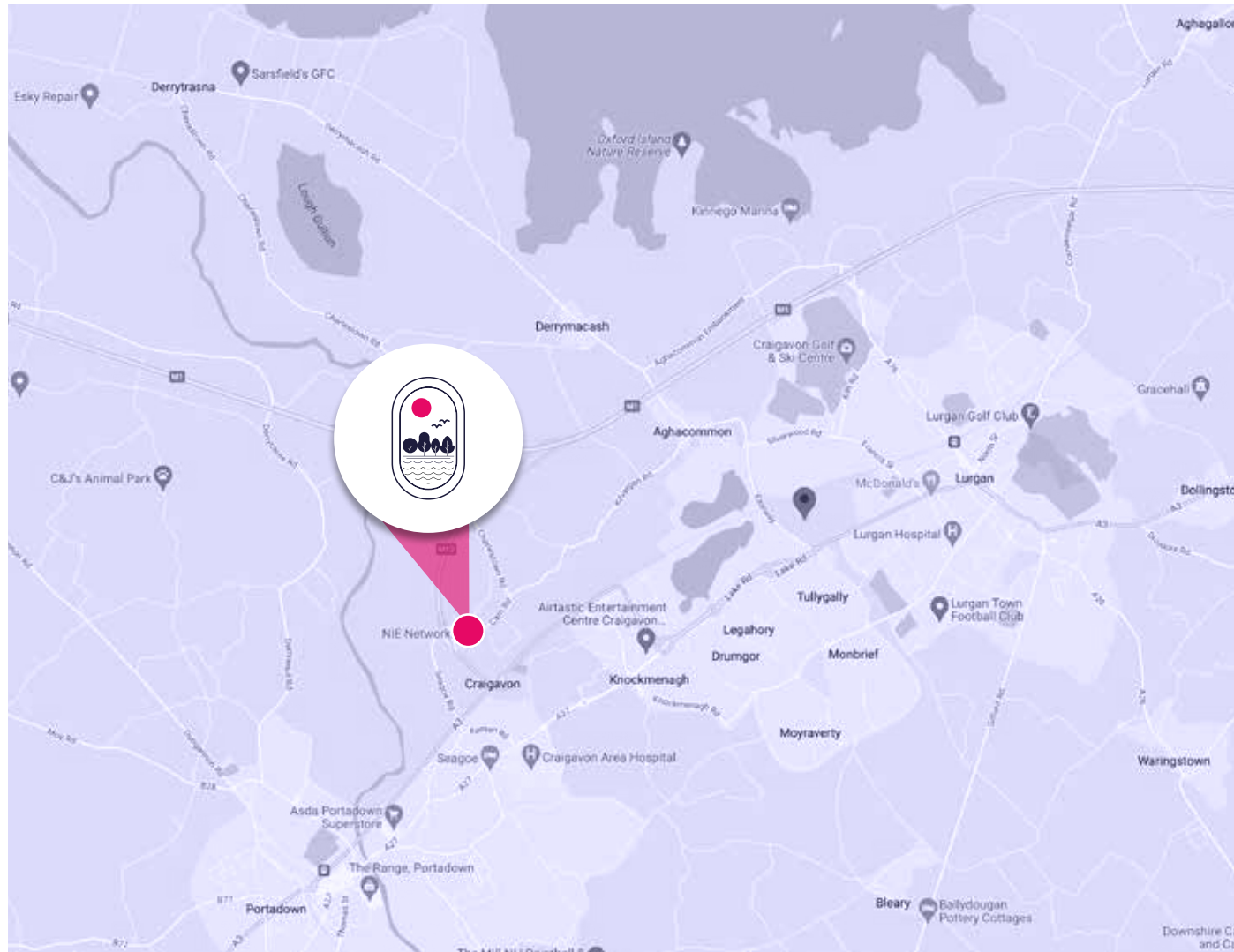


## Ground Floor

Lounge	15'1" x 10'6"	4.60 x 3.20m
Kitchen/Dining	17'7" x 10'6"	5.35 x 3.20m
Optional Garden Room	11'6" x 9'9"	3.50 x 2.96m
WC	—	—

## First Floor

Bedroom 1	12'6" x 10'1"	3.82 x 3.08m
Bedroom 2	13'1" x 10'0"	3.98 x 3.05m
Bedroom 3	7'3" x 6'6"	2.20 x 1.99m
Bathroom	—	—



## 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](http://Hilmarkhomes.com)**



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