





THE
SHORELANDS
at Hartley Hall, Greenisland

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Detached Homes

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Welcome

*Comfort, beauty and
impeccable design await
you on the shores of
Belfast Lough.*

Nestled at the foot of Carn Hill and casting its eye towards the historic shipping channels of Belfast Lough, The Shorelands at Hartley Hall continues the Hilmark Homes tradition of building new high-quality, move-in-ready homes offering the very best in Northern Ireland living.

It's here that we've combined aspirational living and desirable location to create a unique opportunity for those seeking a balance between work, family and relaxation.

Each home is designed to blend organically into the existing surroundings and sit proudly alongside existing architecture. Featuring spacious detached and semi-detached designs with 3, 4, 5 and 6 bedrooms, your future home is constructed using skilled local craftsmen and 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.

The Shorelands at Hartley Hall, like all Hilmark Homes, promises your new home will always be unique, always considered and always built for you.

Specification

Kitchen & Utility

- High quality units with choice of door, worktop and handle
- 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 for washing machine in utility where applicable



Bathroom, En suites & WC

- Contemporary white sanitary ware with chrome fittings
- Separate fully tiled shower enclosure in main bathroom where applicable
- 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, ensuite and WC
- Choice of porcelain floor tiles to bathroom, ensuite and WC
- Dual drencher showerhead to ensuite



Features

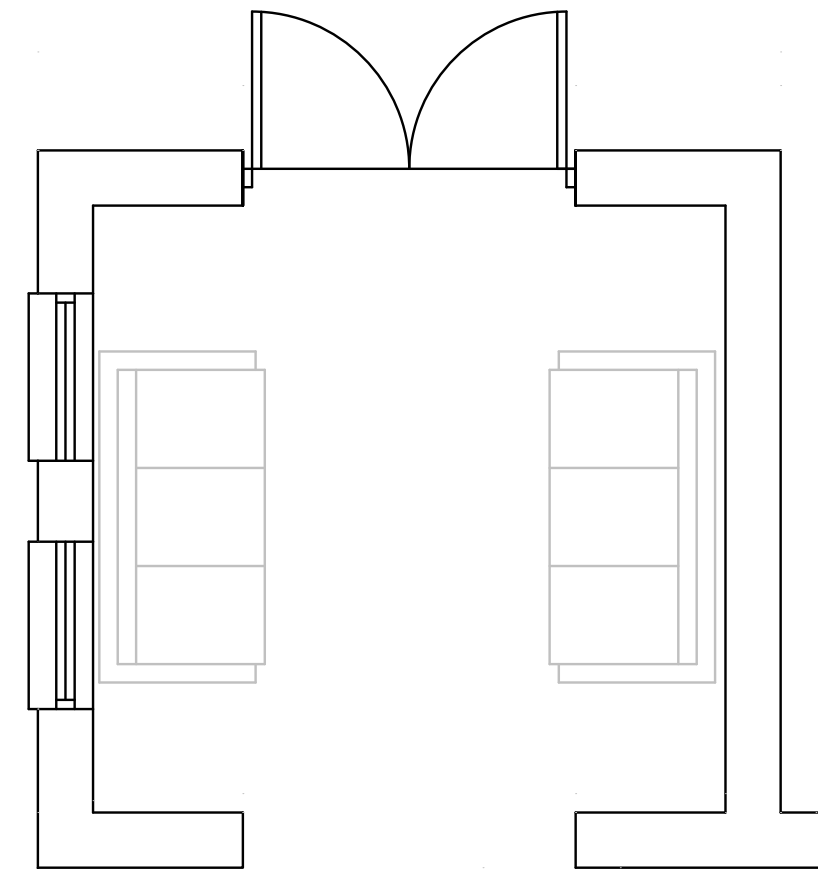
***A management company will be set up by the developer and each home owner will be a member. An annual fee will be payable to the management company to allow for maintenance and insurance of common areas.**

Internal Features

- Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)
- Timber frame construction
- Choice of stove with granite or slate hearth
- 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, TV and telephone points, chrome finish to ground floor
- Wiring for future satellite point
- Gas fired central heating
- Integral alarm system
- Energy efficient fittings/bulbs to all rooms
- The Genoa & Spinnaker include solar panels - placement subject to orientation

External Features

- Front gardens to be turfed
- Rear gardens rotovated and seeded in next planting season - weather dependant.
- Bitmac driveway
- Tobermore pavers to front
- uPVC double glazed windows and uPVC rear door
- Composite front door with secure multi locking system
- Outside water tap
- External socket
- External lighting to front and rear doors
- 10 year NHBC structural warranty



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



Hartley Living

*Sublime spaces only
a stone's throw
away.*



Love living at Hartley Hall.

Whether you're a fan of outdoor pursuits, or your tastes lean toward the more urbane, you'll find what you're looking for only minutes from your doorstep.

Take a gentle stroll or brisk jog along the shoreline, explore the many pristine parks or simply while away the time and watch the world go by. Bliss.

For those craving a faster pace there's plenty of restaurants and bars to be found, convenient modern shopping, and a wealth of places for children, young and old, to play. And with Carrickfergus and Belfast City only minutes away it's easy to find even more things to love.



Hartley Hall

Greenisland





THE
SHORELANDS
at Hartley Hall

Site Layout

The Shorelands at Hartley Hall

Please note the site map is for illustration purposes only. The Site Map indicates where there is planning for garden rooms and garages not their exact position. Please refer to the selling agent for layout of Garden Rooms as these may vary.

House Types

Detached Homes

- *The Firth* 167
- *The Spinnaker* 155
- *The Genoa* 162
- *The Haven* 156, 157, 158, 159, 160, 161
- *The Tiller* 164, 165

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Illustration purposes only contact selling agent if you have any queries.



The Haven

— 5 Bedroom Detached Home — 2051 sq ft

— with optional Garden Room — 2194 sq ft



Site map colour reference:

Plots: 156, 157, 158, 159, 160, 161

Dimensions represented from the longest point.

Ground Floor

Lounge	18'7" x 16'4"	5.66 x 4.99m
Kitchen/Dining	18'7" x 16'7"	5.66 x 5.05m
Optional Garden Room	12'2" x 11'2"	3.72 x 3.41m
Utility	—	—
WC	—	—

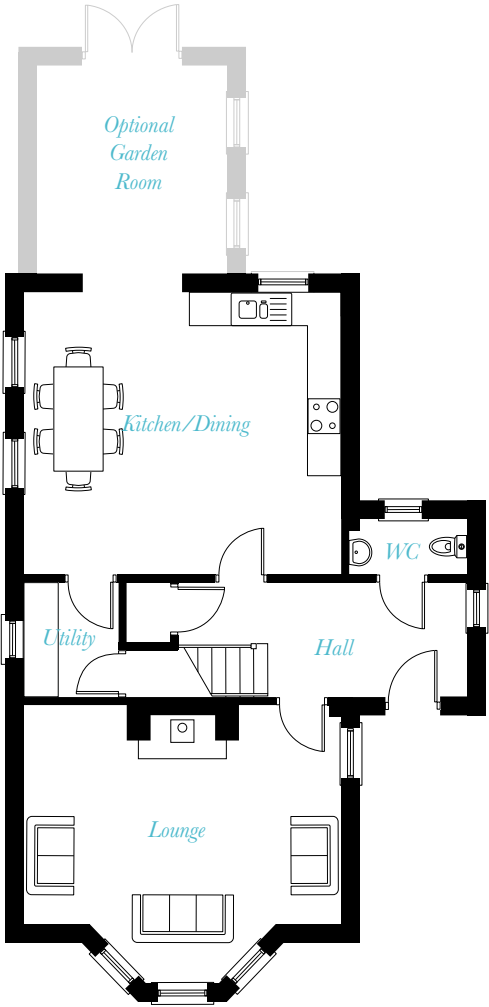
First Floor

Bedroom 1	18'7" x 16'4"	5.66 x 4.99m
Ensuite	—	—
Dressing Area	—	—
Bedroom 2	16'7" x 10'4"	5.05 x 3.14m
Bedroom 3	16'7" x 7'10"	5.05 x 2.40m
Bathroom	—	—
Store	—	—

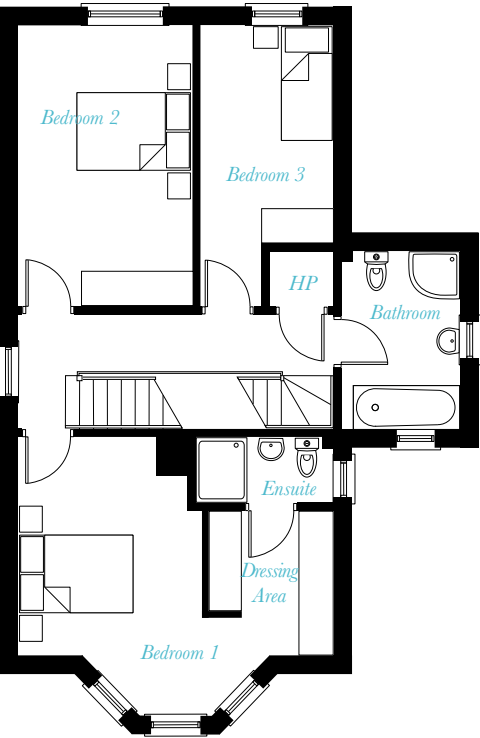
Second Floor

Bedroom 4	12'11" x 12'4"	3.93 x 3.76m
Bedroom 5	12'11" x 12'4"	3.93 x 3.76m
Shower Room	—	—

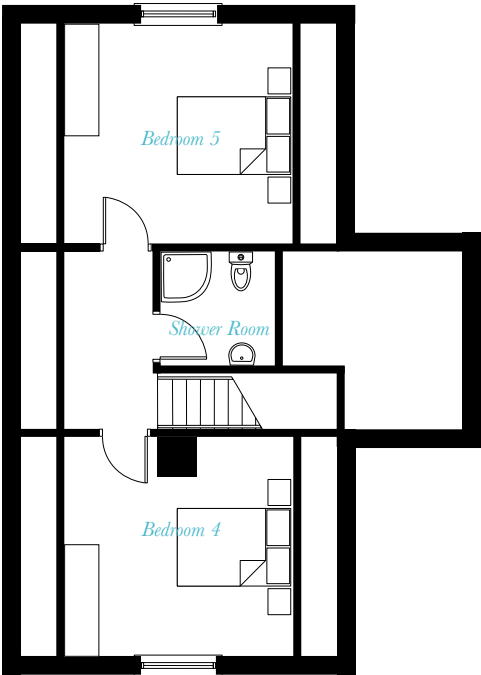
Ground Floor



First Floor



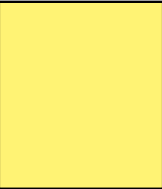
Second Floor





The Firth

— 5 Bedroom Detached Home — 2042 sq ft with Garden Room



Site map colour reference:

Plot: 167

Dimensions represented from the longest point.

Ground Floor

Lounge	16'6" x 15'5"	5.04 x 4.71m
Kitchen/Dining	18'4" x 15'8"	5.59 x 4.78m
Garden Room	13'0" x 12'8"	3.95 x 3.86m
Utility	—	—
WC	—	—

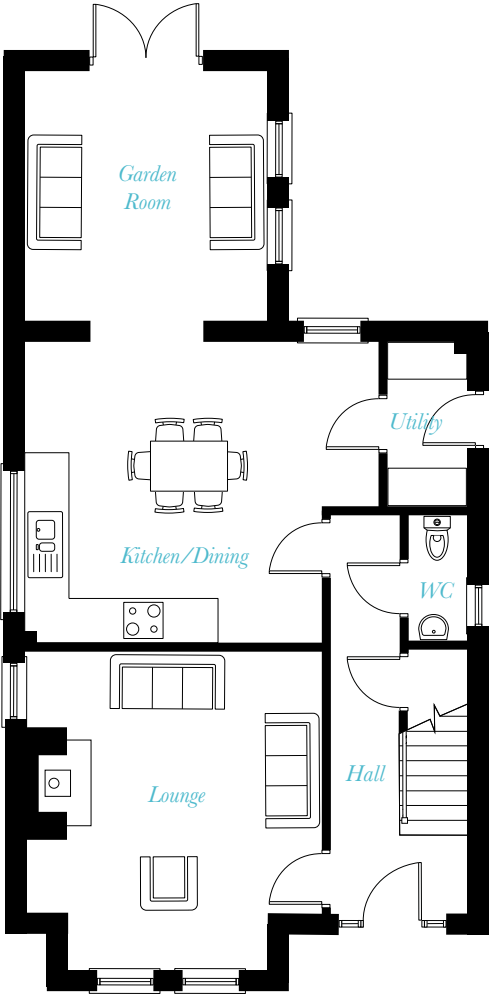
First Floor

Bedroom 1	15'5" x 13'6"	4.71 x 4.11m
Ensuite	—	—
Bedroom 2	11'11" x 9'11"	3.63 x 3.02mm
Bedroom 3	12'9" x 11'11"	3.88 x 3.63m
Bathroom	—	—
Store	—	—

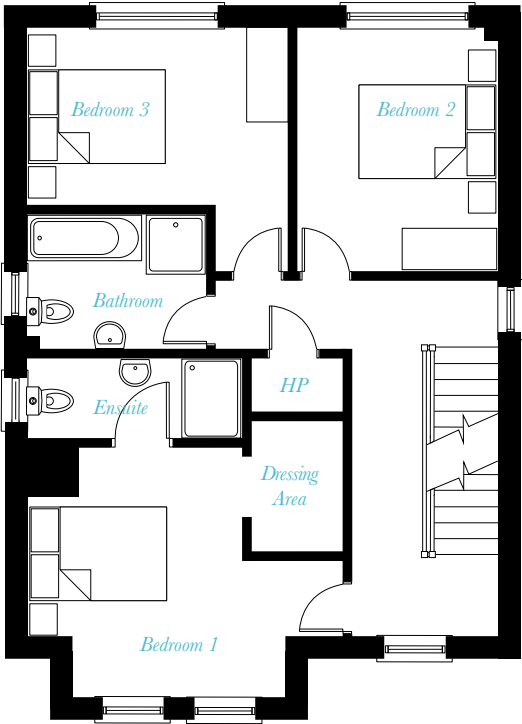
Second Floor

Bedroom 4	15'4" x 13'1"	4.67 x 4.00m
Bedroom 5	19'1" x 8'2"	5.81 x 2.50m
Shower Room	—	—
Store	—	—

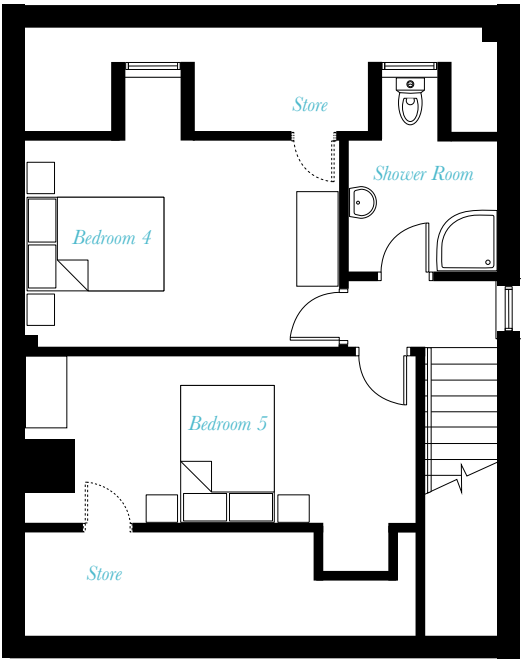
Ground Floor



First Floor



Second Floor





The Genoa — 4 Bedroom Detached Home — 1,739 sq ft



Site map colour reference:

Plot: 162

Solar panels included, placement subject to orientation. Further information available on request.

Dimensions represented from the longest point.

Ground Floor

Lounge	19'2" x 14'0"	5.84 x 4.27m
Kitchen/Dining	21'9" x 11'4"	6.62 x 3.46m
Utility	—	—
WC	—	—

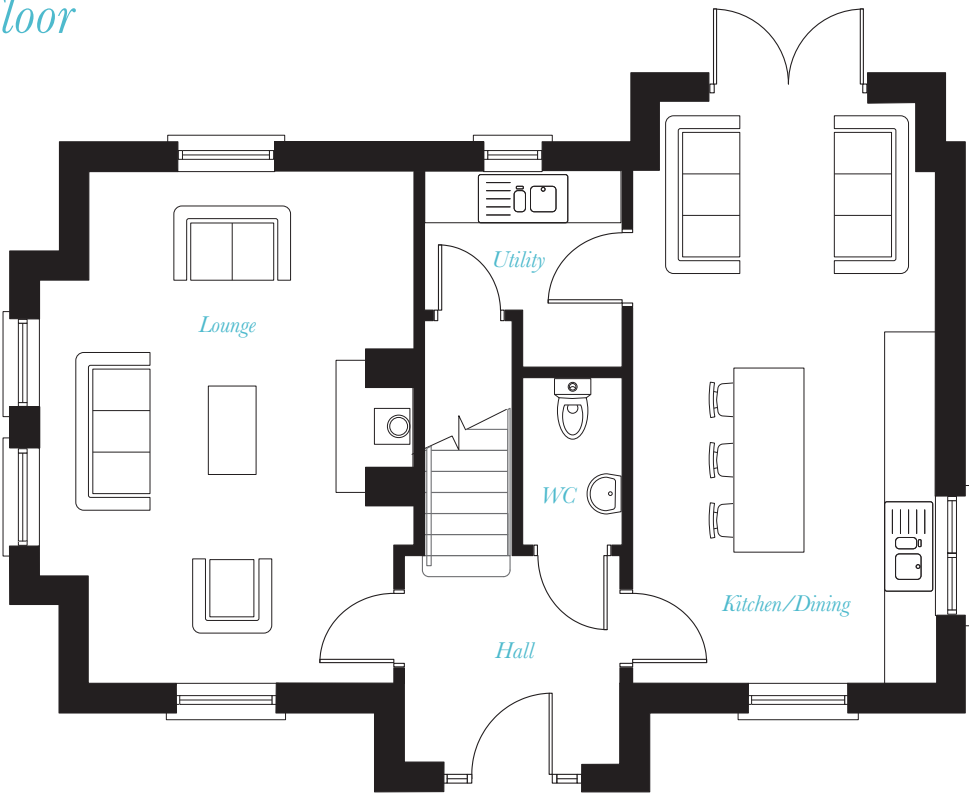
First Floor

Bedroom 1	19'2" x 12'2"	5.84 x 3.71m
Ensuite	—	—
Bedroom 2	11'7" x 11'4"	3.54 x 3.46m
Bathroom	—	—
Store	—	—

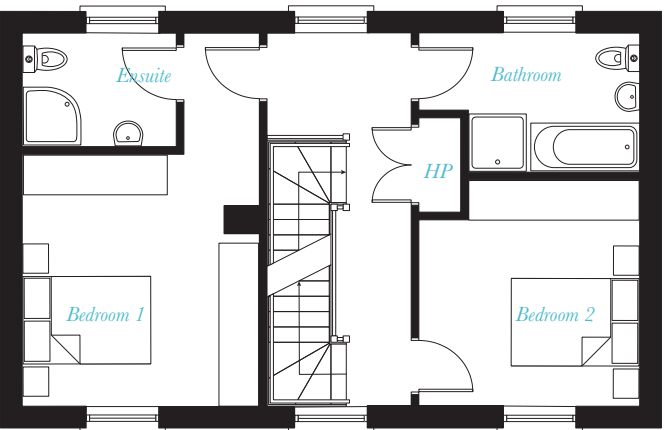
Second Floor

Bedroom 3	17'9" x 12'2"	5.40 x 3.71m
Bedroom 4	11'4" x 10'7"	3.45 x 3.23m
Shower Room	—	—
Store	—	—

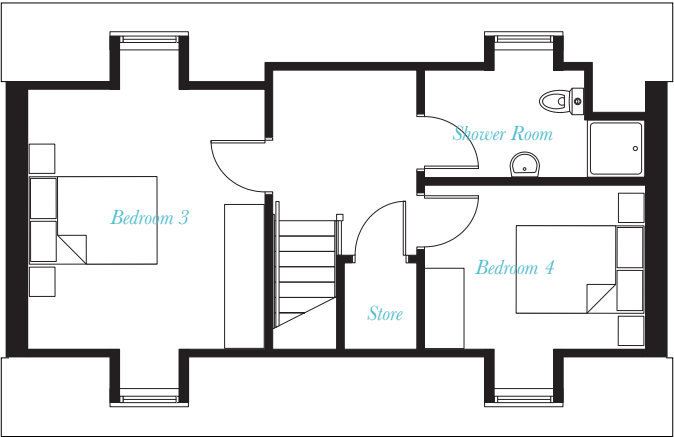
Ground Floor



First Floor



Second Floor





The Spinnaker — 4 Bedroom Detached Home — 1,720 sq ft



Site map colour reference:

Plot: 155

Solar panels included, placement subject to orientation. Further information available on request.

Dimensions represented from the longest point.

Ground Floor

Lounge	19'2" x 13'3"	5.84 x 4.05m
Kitchen/Dining	19'2" x 13'11"	5.84 x 4.24m
Utility	—	—
WC	—	—

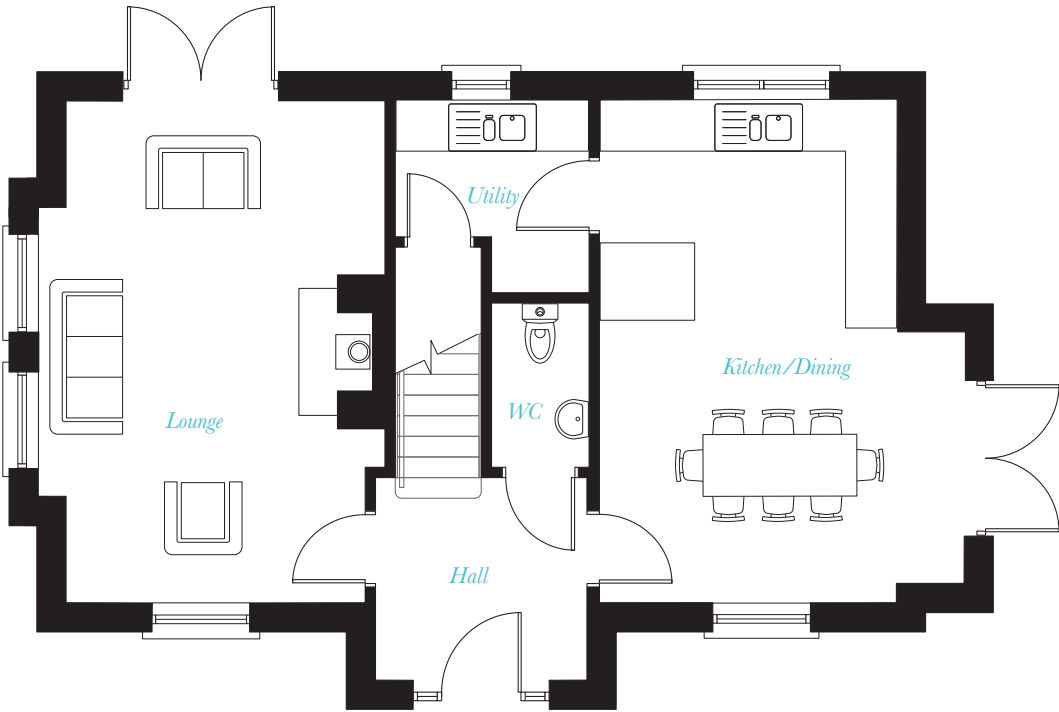
First Floor

Bedroom 1	19'2" x 12'2"	5.84 x 3.71m
Ensuite	—	—
Bedroom 2	11'7" x 11'4"	3.54 x 3.46m
Bathroom	—	—
Store	—	—

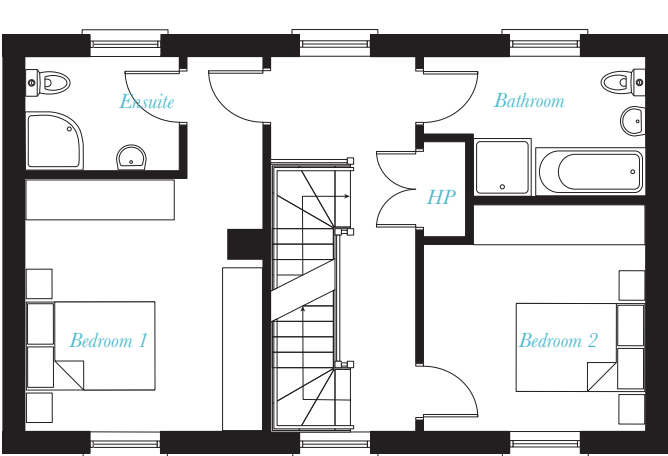
Second Floor

Bedroom 3	15'6" x 12'2"	4.73 x 3.71m
Bedroom 4	11'4" x 10'7"	3.46 x 3.23m
Shower Room	—	—
Store	—	—

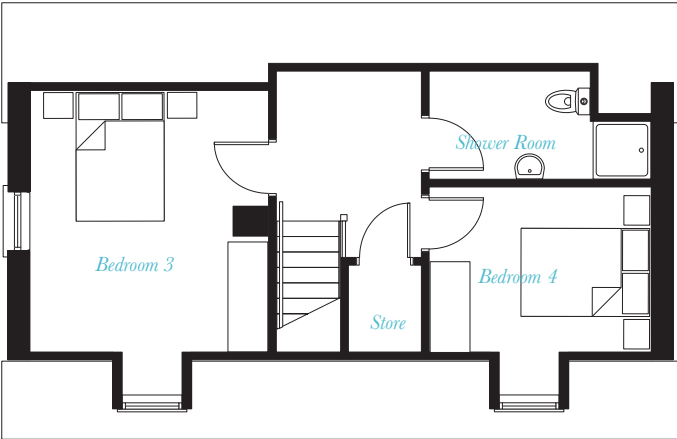
Ground Floor



First Floor



Second Floor





The Tiller

— 4 Bedroom Detached Home — **1675 sq ft**
— with optional Garden Room — **1793 sq ft**



Site map colour reference:

Plots: 164, 165

Dimensions represented from the longest point.

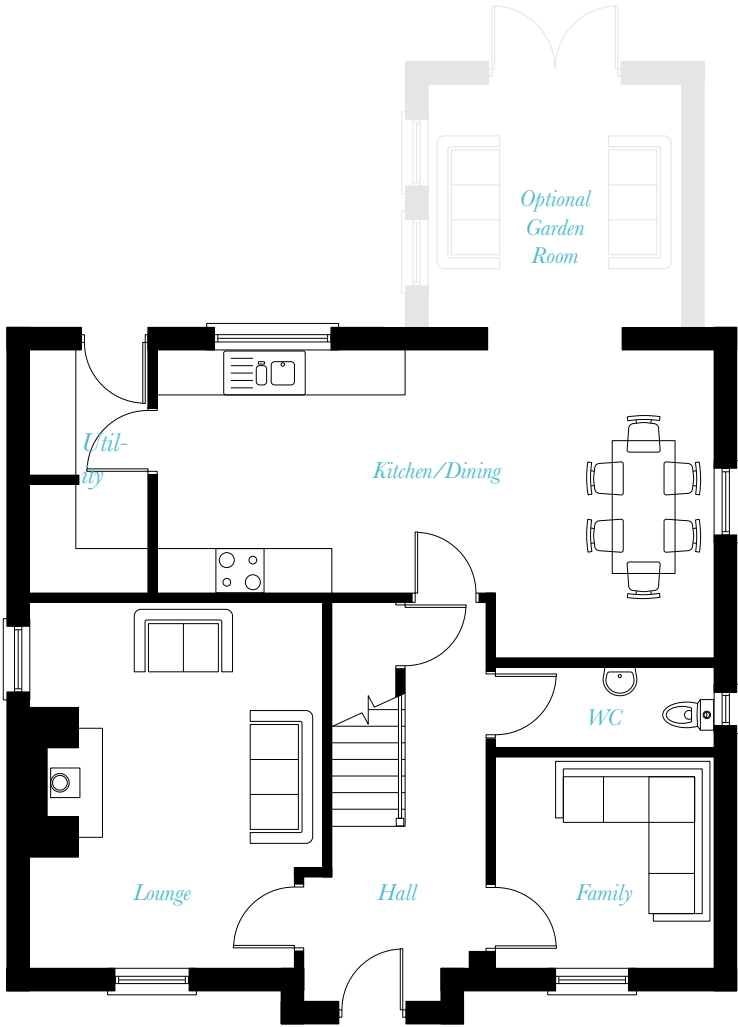
Ground Floor

Lounge	16'3" x 13'0"	4.96 x 3.96m
Family Room	9'9" x 9'5"	2.97 x 2.86m
Kitchen/Dining	24'9" x 13'8"	7.54 x 4.17m
Optional Garden Room	11'2" x 10'9"	3.41 x 3.27m
Utility	—	—
WC	—	—

First Floor

Bedroom 1 (Including Dressing Area)	16'3" x 13'0"	4.96 x 3.96m
Ensuite	—	—
Bedroom 2	14'6" x 9'9"	4.42 x 2.97m
Bedroom 3	12'7" x 11'1"	3.83 x 3.37m
Bedroom 4	10'10" x 9'1"	3.29 x 2.78m
Bathroom	—	—

Ground Floor



First Floor





Location

The perfect place for contemporary living.

The Shorelands at Hartley Hall has the best of all worlds. Nearby you will find churches and schools- including the University of Ulster's Jordanstown campus. The location also offers easy access to commuter routes, buses and direct train lines to Belfast, Carrickfergus and Larne. Live life to the fullest.



THE
SHORELANDS
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