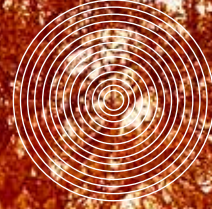


3 & 4 BEDROOM DETACHED
AND SEMI DETACHED HOMES

**BALLYGORE ROAD,
ANTRIM**

Location:

**HILMARK
HOMES** 



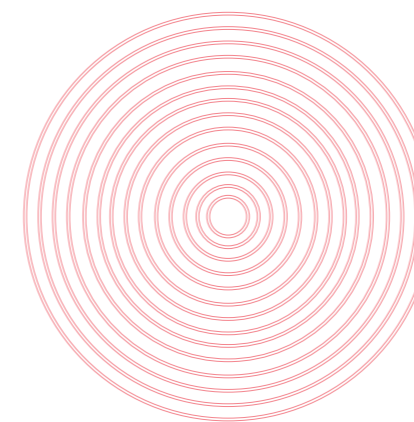
OAKWOOD

| ANTRIM |

HOMES BUILT TO LAST.



Hilmark Homes



**HILMARK
HOMES**

Every Hilmark Home is designed to blend naturally with its environment and complement the surrounding architecture but Oakwood takes our Move-In Ready homes to the next level.

Contemporary and stylish designs are our trademark and Oakwood 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 Oakwood 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.

Oakwood 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.

Specification

As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of Oakwood 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
- Timber frame construction
- 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 Virgin media and fibre optic internet to the 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

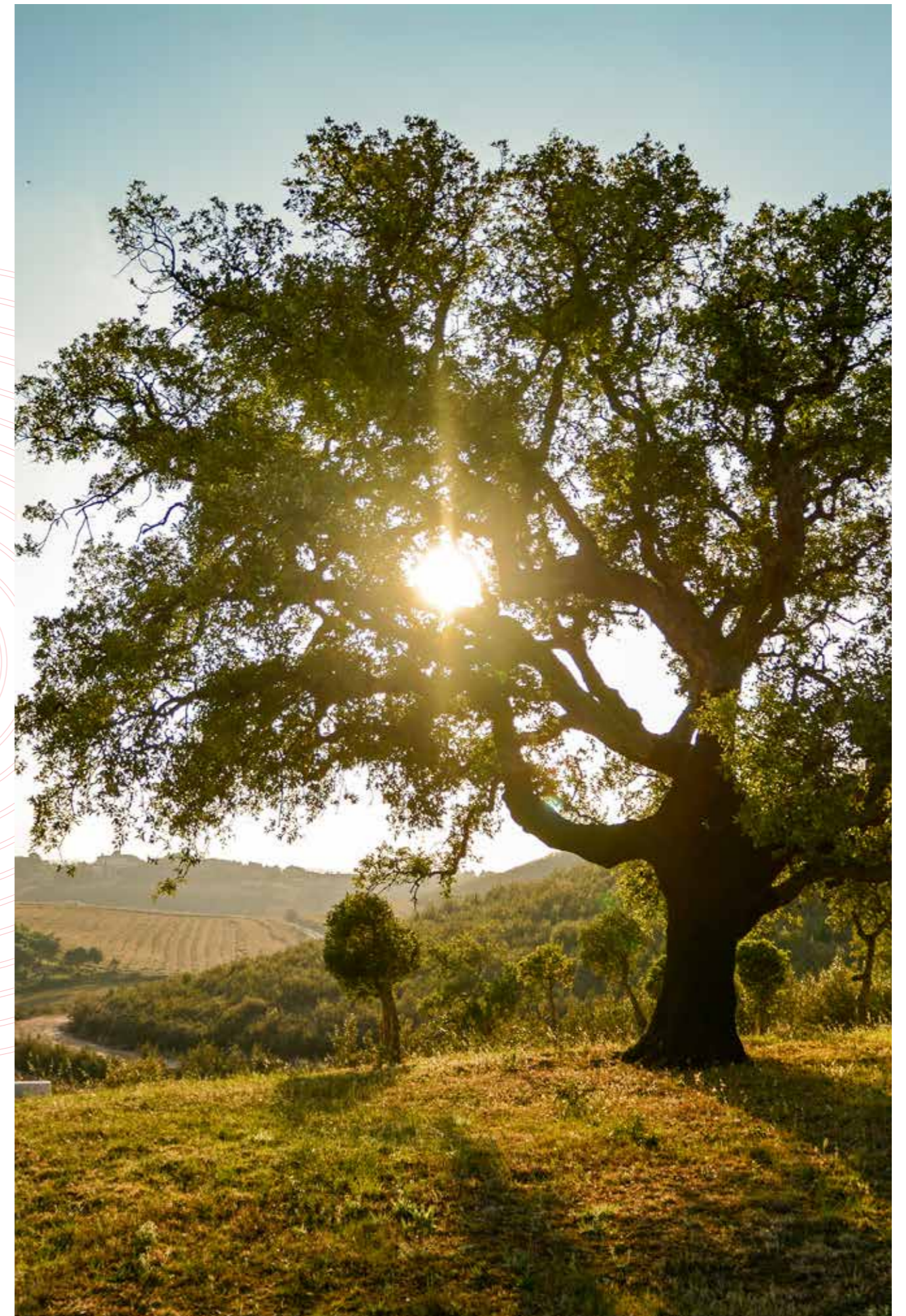
- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled Shower over bath with screen door where applicable
- Separate shower enclosure with thermostatically controlled shower where applicable
- Heated chrome towel radiator to main bathroom and ensuite
- LED recessed downlighters 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, 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 NHBC structural warranty





The Hilmark Homes Get-Ready-Room

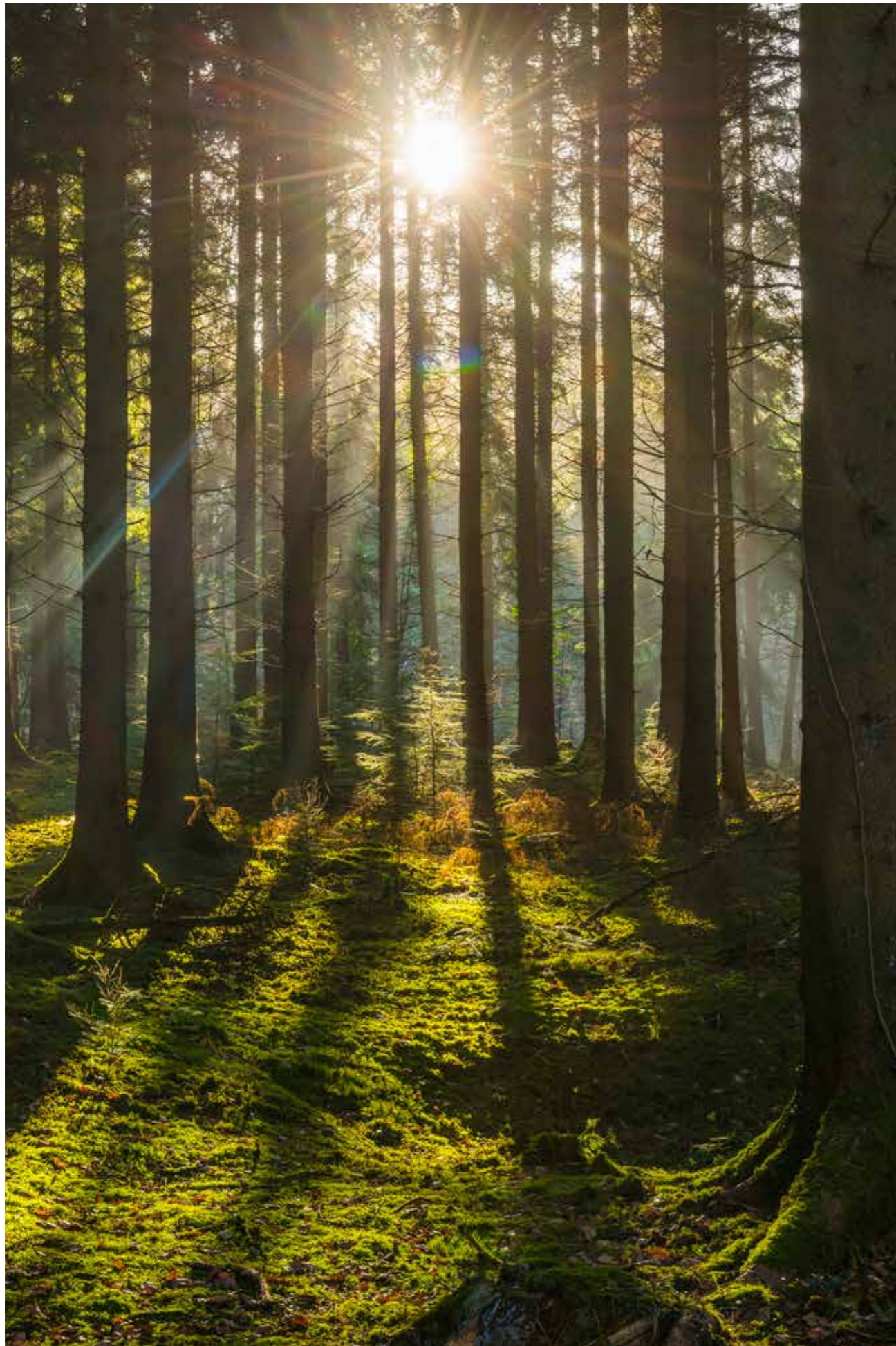
We offer a comprehensive, modern move-in-ready specification as standard on all of our developments and Oakwood is no exception. We aim to provide you with the very best in terms of product quality and stylish finishes.

At Hilmark our focus is on you, the purchaser, and making the process of buying your new home as enjoyable as possible. You will be invited to join us at the custom built Get Ready Room at our Headquarters in Portadown where you will have the opportunity to personalise your new home.

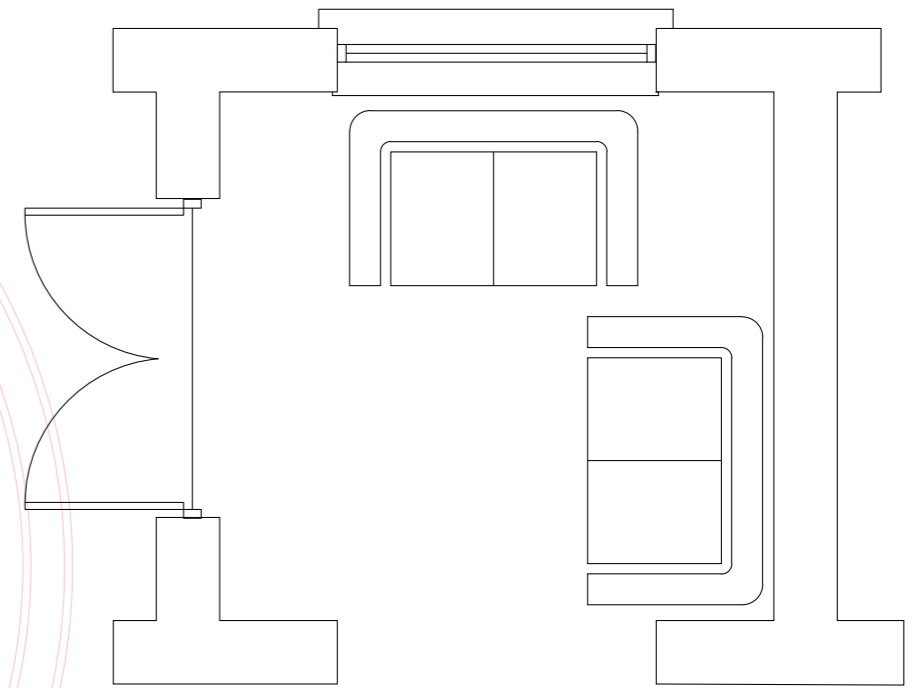
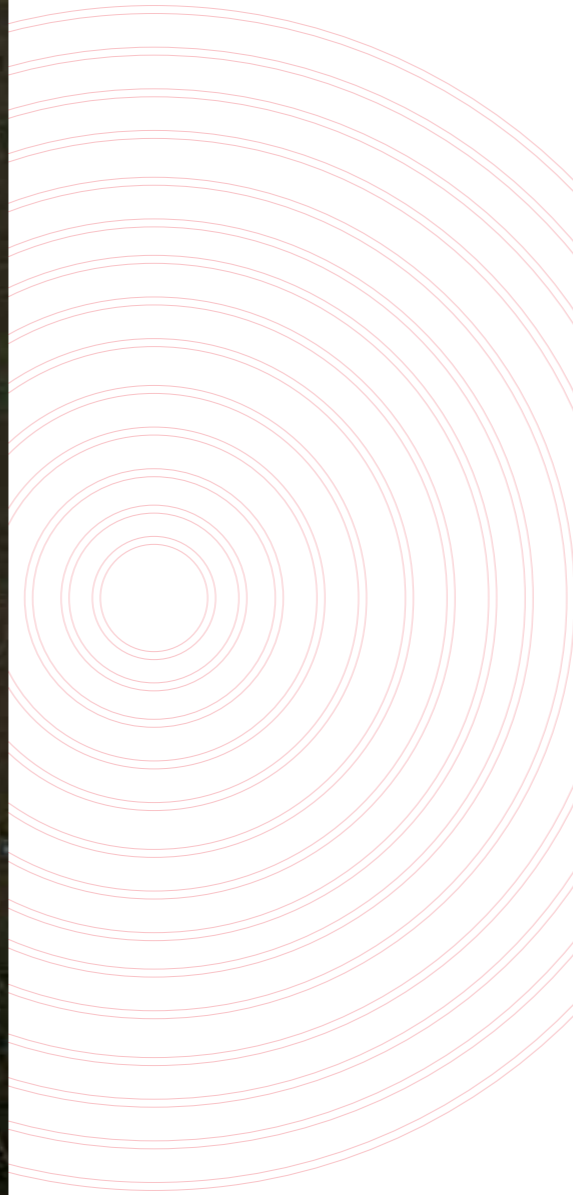
At Hilmark we offer an exceptional move-in-ready finish from our Style range in your purchase price but you may want to further personalise your home with our Refine range. The Refine range does incur additional costs so you may want to have a think about any additional budget available.

Our show homes are a good way to get inspiration as they use both the Hilmark Style and Refine ranges. Please note that suppliers can vary from development to development.

**HILMARK
HOMES**



Optional Extras



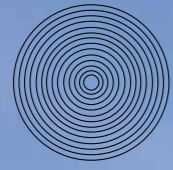
Garden Room*

With 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**

Garden room DWG for illustration purposes only. Door and window layouts may vary.














OAKWOOD

| ANTRIM |



HOMES BUILT TO LAST

SITE PLAN

	The Rockaway -	Four Bedroom Detached Home <i>Plots: 25, 35, 80</i>
	The Greenwich -	Four Bedroom Detached Home <i>Plots: 64</i>
	The Brooklyn -	Four Bedroom Detached Home <i>Plots: 28, 30, 31, 32, 33, 65, 66, 67</i>
	The Roosevelt -	Four Bedroom Detached Home <i>Plots: 52</i>
	The Inwood -	Three Bedroom Detached Home <i>Plots: 26, 27, 29, 34, 43, 44, 59</i>
	The Mulberry -	Four Bedroom Semi-Detached Home <i>Plots: 37, 38, 39, 40, 47, 48, 49, 50, 55, 56, 70, 71</i>
	The Fordham -	Three Bedroom Detached Home <i>Plots: 36, 51</i>
	The Tammany -	Three Bedroom Semi-Detached Home <i>Tammany A Plots: 75, 77, 79</i> <i>Tammany B Plots: 74, 76, 78</i>
	The Baxter -	Three Bedroom Semi-Detached Home <i>Plots: 41, 42, 45, 46, 53, 54, 57, 58, 68, 69, 72, 73</i>

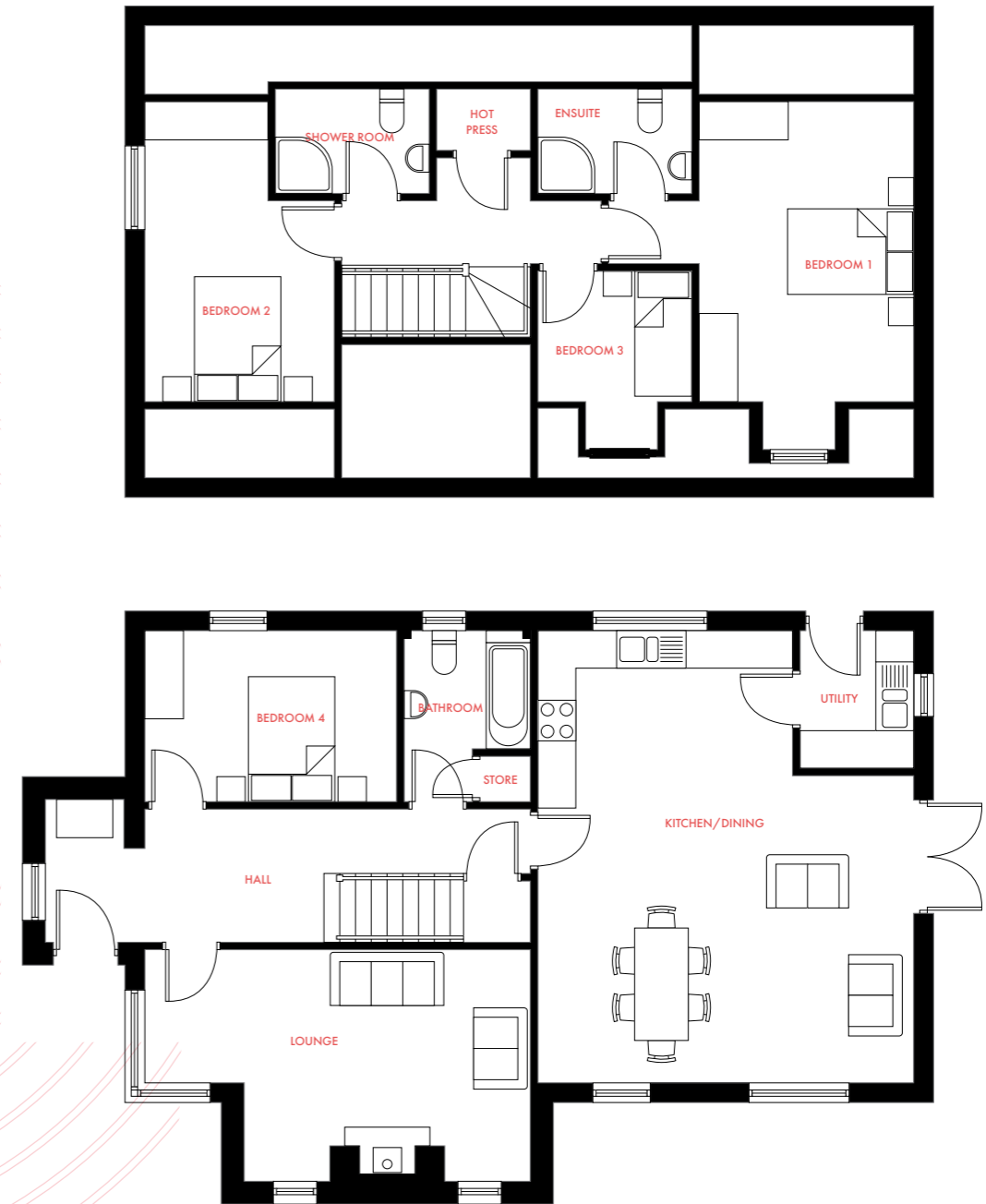


The Roosevelt

- Four Bedroom Detached Home

Plot: 52

1677 Sq Ft



PLEASE NOTE:
Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.



Ground Floor			First Floor		
Lounge	20'1" x 12'2"	6.11 x 3.71m	Bedroom 1	18'3" x 15'9"	5.57 x 4.80m
Kitchen/Dining	23'9" x 19'7"	7.24 x 5.96m	Ensuite	—	—
Utility	—	—	Bedroom 2	15'9" x 9'10"	4.80 x 3.00m
WC	—	—	Bedroom 3	8'0" x 6'10"	2.44 x 2.09m
Bedroom 4	13'1" x 9'0"	3.99 x 2.74m	Shower Room	—	—
Bathroom	—	—			

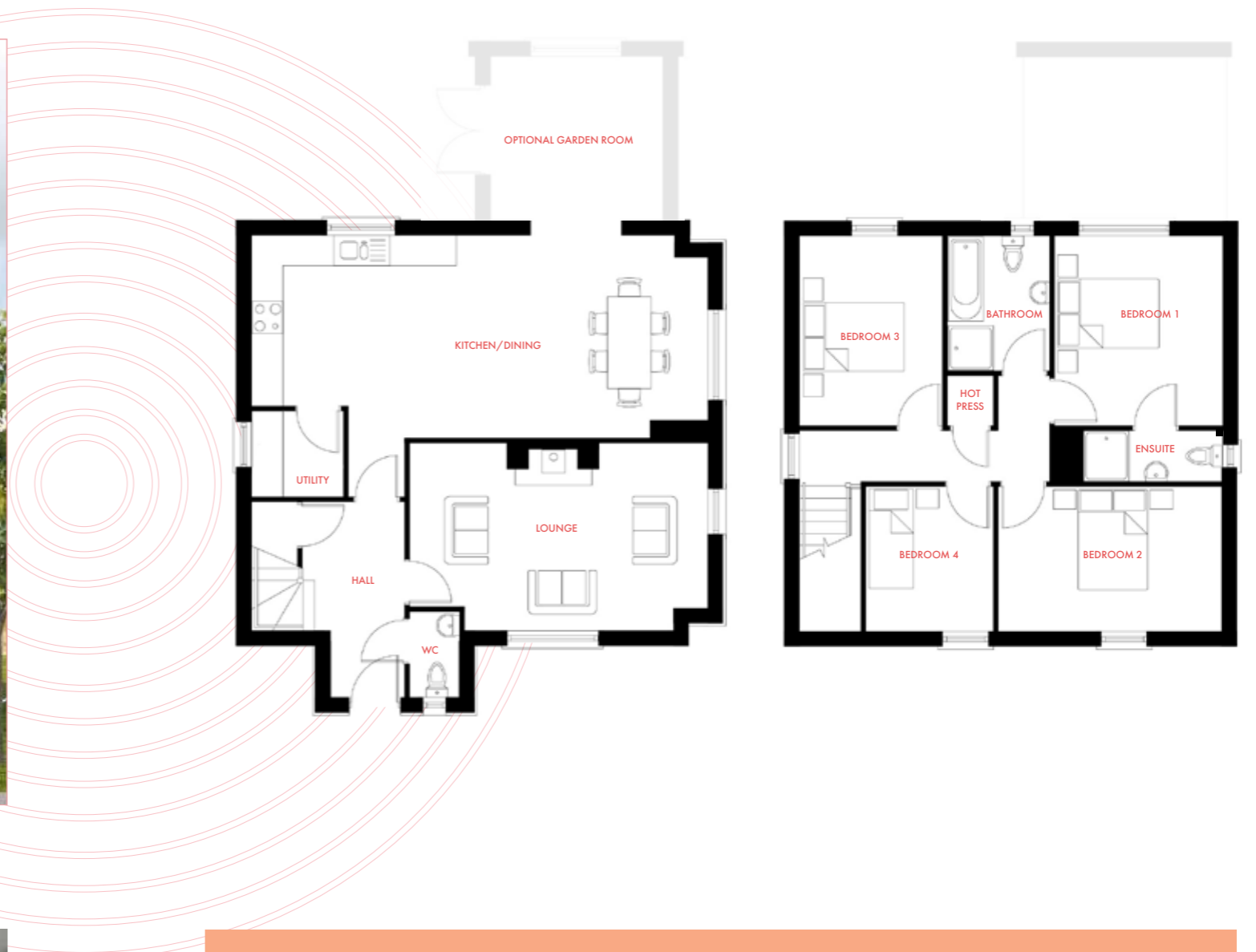
* All dimensions are based on the maximum room width and length.

The Rockaway

- Four Bedroom Detached Home

Plots: 25, 35, 80

1510 Sq Ft



PLEASE NOTE:
Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.

Ground Floor			First Floor		
Lounge	19'4" x 12'4"	5.90 x 3.75m	Bedroom 1	12'5" x 10'10"	3.78 x 3.30m
Kitchen/Dining	29'8" x 17'2"	9.05 x 5.23m	Ensuite	—	—
Utility	—	—	Bedroom 2	14'6" x 9'6"	4.42 x 2.89m
WC	—	—	Bedroom 3	12'5" x 9'3"	3.78 x 2.82m
			Bedroom 4	9'6" x 8'2"	2.89 x 2.50m
			Bathroom	—	—

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

The Greenwich

- Four Bedroom Detached Home

Plots: 64

1460 Sq Ft



PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.

Ground Floor			First Floor		
Lounge	20'9" x 11'9"	6.32 x 3.58m	Bedroom 1	14'2" x 11'9"	4.32 x 3.58m
Kitchen/Dining	21'11" x 20'8"	6.69 x 6.31m	Ensuite	—	—
Utility	—	—	Bedroom 2	11'5" x 10'6"	3.48 x 3.20m
WC	—	—	Bedroom 3	12'5" x 9'0"	3.79 x 2.74m
			Bedroom 4	9'1" x 9'0"	2.78 x 2.74m
			Bathroom	—	—

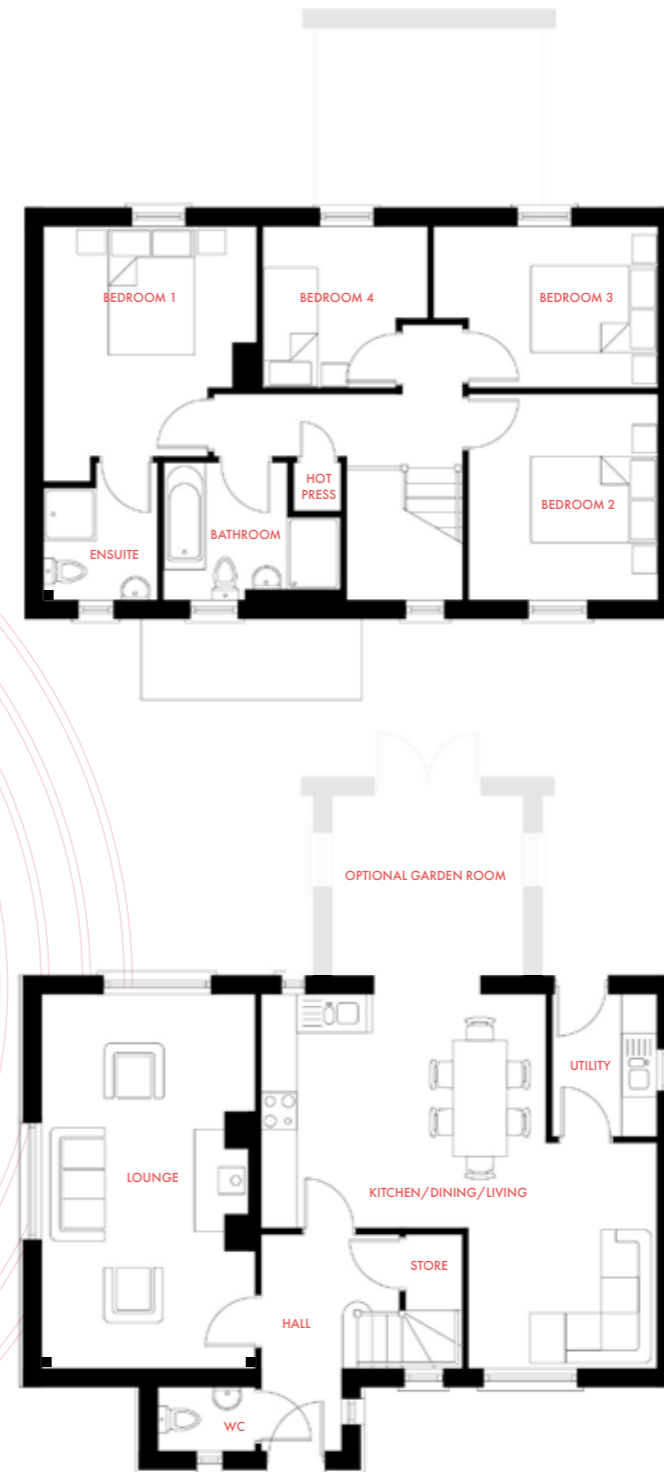
* All dimensions are based on the maximum room width and length.

The Brooklyn

- Four Bedroom Detached Home

Plots: 28, 30, 31, 32, 33, 65, 66, 67

1460 Sq Ft



PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.

Ground Floor			First Floor		
Lounge	20'9" x 11'9"	6.32 x 3.58m	Bedroom 1	14'2" x 11'9"	4.32 x 3.58m
Kitchen/Dining	21'11" x 20'8"	6.70 x 6.31m	Ensuite	—	—
Utility	—	—	Bedroom 2	11'5" x 10'6"	3.48 x 3.20m
WC	—	—	Bedroom 3	12'5" x 9'0"	3.79 x 2.74m
			Bedroom 4	9'1" x 9'0"	2.78 x 2.74m
			Bathroom	—	—

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

The Mulberry

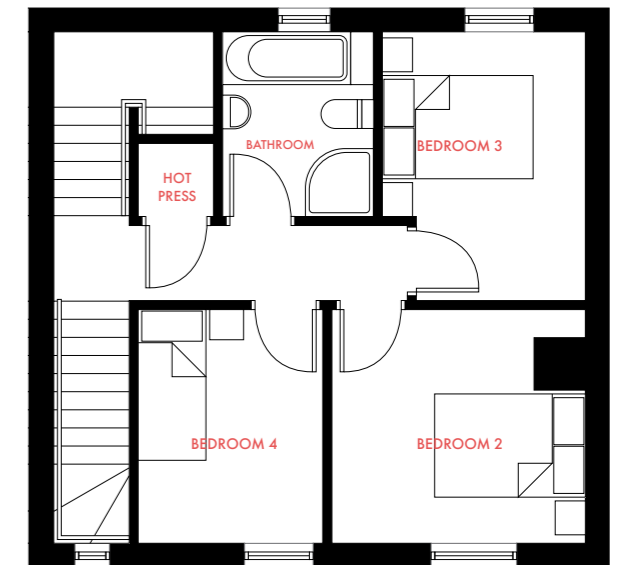
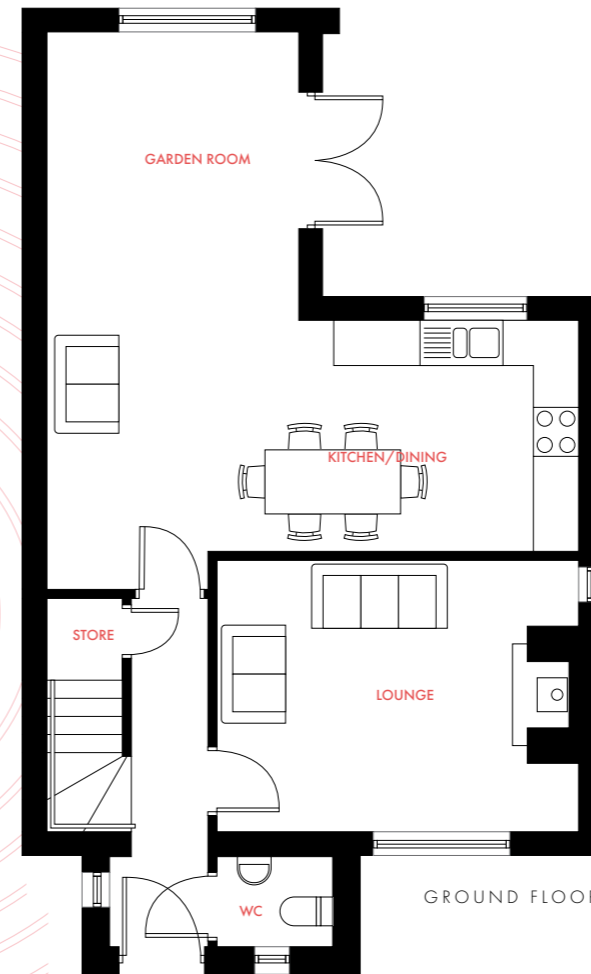
- Four Bedroom Semi-Detached Home With Garden Room

Plots: 37, 38, 39, 40, 47, 48, 49, 50,
55, 56, 70, 71

1588 Sq Ft



PLEASE NOTE:
Garden Rooms are standard on this housetype. Please refer to your selling agent and site map.



Ground Floor			First Floor		
Lounge	15'9" x 11'10"	4.80 x 3.60m	Bedroom 2	11'0" x 10'2"	3.36 x 3.10m
Kitchen/Dining	23'2" x 11'9"	7.05 x 3.57m	Bedroom 3	11'9" x 8'10"	3.57 x 2.69m
WC	—	—	Bedroom 4	10'2" x 8'0"	3.10 x 2.45m
Garden Room	12'7" x 10'11"	3.83 x 3.34	Bathroom	—	—

Second Floor		
Bedroom 1	17'10" x 9'11"	5.25 x 3.01m
Ensuite	—	—

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

The Inwood

- Three Bedroom Detached Home

Plots: 26, 27, 29, 34, 43, 44, 59

1232 Sq Ft



PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.

Ground Floor			First Floor		
Lounge	14'1" x 12'2"	4.29 x 3.71m	Bedroom 1	14'1" x 10'2"	4.29 x 3.11m
Kitchen/Dining	25'11" x 15'7"	7.91 x 4.76m	Dressing Area	-	-
Utility	-	-	Ensuite	-	-
WC	-	-	Bedroom 2	11'7" x 9'9"	3.53 x 2.96m
			Bedroom 3	9'3" x 8'5"	2.82 x 2.57m
			Bathroom	-	-

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

The Fordham

- Three Bedroom Detached Home

Plots: 36, 51

1232 Sq Ft



PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.

Ground Floor			First Floor		
Lounge	14'1" x 12'2"	4.29 x 3.71m	Bedroom 1	14'9" x 10'2"	4.49 x 3.11m
Kitchen/Dining	25'11" x 15'7"	7.91 x 4.76m	Dressing Area	7'9" x 5'6"	2.40 x 1.70m
Utility	—	—	Ensuite	—	—
WC	—	—	Bedroom 2	11'7" x 9'9"	3.53 x 2.96m
			Bedroom 3	9'3" x 8'5"	2.82 x 2.57m
			Bathroom	—	—

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



The Tammany

- Three Bedroom Semi-Detached Home

The Tammany A Plot: 75, 77, 79

The Tammany B Plot: 74, 76, 78

1109 Sq Ft



PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.

Ground Floor

Lounge	16'8" x 11'5"	5.09 x 3.47m
Kitchen/Dining	18'5" x 14'9"	5.61 x 4.50m
Utility	—	—
WC	—	—

First Floor

Bedroom 1	12'10" x 11'5"	3.90 x 3.47m
Ensuite	—	—
Bedroom 2	12'2" x 10'5"	3.70 x 3.17m
Bedroom 3	8'5" x 7'7"	2.56 x 2.30m
Bathroom	—	—

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

The Baxter

- Three Bedroom Semi-Detached Home

Plots: 41, 42, 45, 46, 53, 54,
57, 58, 68, 69, 72, 73

1078 Sq Ft



PLEASE NOTE:

Garden Rooms are an additional cost and subject to availability on plot. Please refer to your selling agent and site map.

Ground Floor			First Floor		
Lounge	15'9" x 11'10"	4.80 x 3.60m	Bedroom 1	16'1" x 10'2"	4.91 x 3.10m
Kitchen/Dining	23'2" x 11'9"	7.05 x 3.57m	Ensuite	—	—
WC	—	—	Bedroom 2	11'9" x 10'2"	3.57 x 3.09m
			Bedroom 3	8'0" x 7'6"	2.45 x 2.28m
			Bathroom	—	—

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

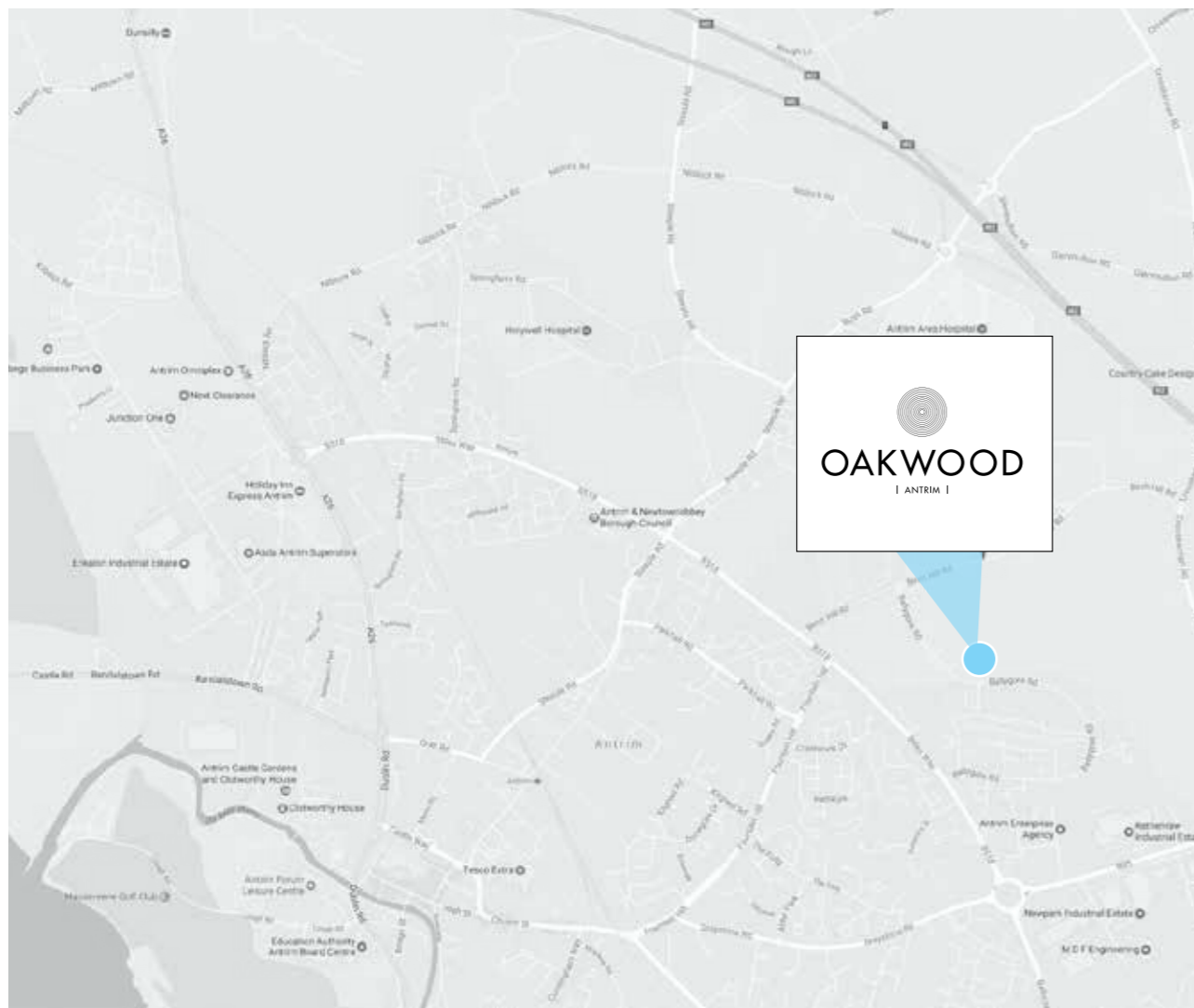


OAKWOOD

| ANTRIM |



HOMES BUILT TO LAST



Location

Located only minutes from the historic town of Antrim and the shores of Lough Neagh, Oakwood offers nearby churches, schools and shopping as well as easy access to commuter routes, railway lines and Belfast International Airport.

Sales Agents

For the latest information on availability and future developments at Oakwood please contact our sales agents on the details below:

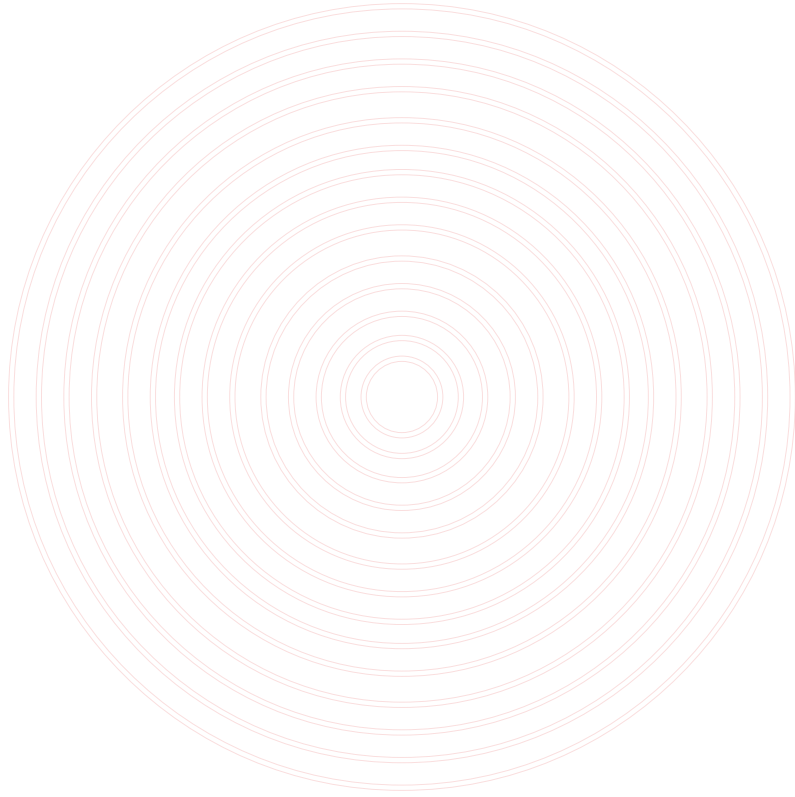


Portstewart
028 7083 5444
www.philipptweedie.com



Lisburn Road, Belfast
028 9066 8888
www.simonbrien.com





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. This brochure is subject to printer errors at time of print. Please note that the specification applied in this brochure is applicable to sites available in this brochure only.

www.hilmarkhomes.com

SALES AGENT:



028 7083 5444
www.philipstweedie.com



028 9066 8888
www.simonbrien.com