



Spinners Court

ROCK ROAD, ARMAGH

Address: **ROCK ROAD
ARMAGH**

3 & 4 BEDROOM DETACHED
AND SEMI DETACHED HOMES

STYLISH LIVING IN AN EXCLUSIVE SETTING.



HILMARK
HOMES 

The Developer



HILMARK HOMES



Spinners Court is a quality turnkey development offering new build homes finished to the highest standard.

A beautiful development of 3 & 4 bedroom homes. Spinners Court 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.

Our Developments

- **Old Coach Hill**, Banbridge
- **Millmount Villas**, Banbridge
- **Hartley Hall**, Greenisland
- **The Forge**, Ballygowan
- **Bowen Meadows**, Lurgan
- **Lacehill**, Portadown
- **Spinners Court**, Armagh

Hilmark Homes have brought their experience and expertise to Spinners Court where they are building on the success of their already established developments Bowens Meadow, Lurgan; Old Coach Hill, Banbridge; The Forge, Ballygowan; Lacehill, Portadown and the prestigious Hartley Hall, Greenisland.

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

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

Specification



As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of Spinners Court 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

Bathrooms, En-suites & WCs

- Contemporary white sanitary ware with chrome fittings
- Shower over bath with screen door

Floor Coverings & Tilings

- Co-ordinated 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



High Standard Finish

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 fired central heating system
- Integral Alarm System

External Features

- Front gardens to be turfed
- Rear gardens leveled and seeded
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Solid timber front doors with painted finish
- Outside water tap
- Boundary fencing to side and rear
- Feature external lighting to front door
- 10 year warranty

Spinners Court

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Site Plan

- The Blackwater** — Four Bedroom Detached
 Plots: 5, 58, 66
- The Callan** — Three Bedroom Semi Detached
 Plots: 2, 3, 4, 7, 8, 9, 10, 11, 13, 16, 17, 20, 22, 23, 24, 31, 33, 40, 56, 59
- The Annagh** — Three Bedroom Semi Detached
 Plots: 1, 6, 12, 21, 25, 30, 32, 41, 57, 60
- The Cor** — Four Bedroom Semi Detached
 Plots: 61, 62, 63, 64
- The Cusher** — Four Bedroom Detached
 Plot: 65
- The Creggan** — Three Bedroom Semi Detached
 Plot: 14, 15, 18, 19, 26, 27, 28, 29, 36, 37, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55
- The Castletown** — Four Bedroom Semi Detached
 Plot: 34, 35, 38, 39



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The Cusher - Four Bedroom Detached House

Plots: 65



1500 Sq Ft

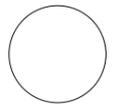


Ground Floor

Lounge	17'7" x 11'2"	5.35 x 3.40m
Kitchen/Dining	19' x 17'7"	5.80 x 5.35m
Utility	—	—
Study	10'0" x 9'2"	3.05 x 2.80m
WC	—	—

First Floor

Master Bedroom	13'3" x 11'6"	4.05 x 3.50m
Ensuite	—	—
Bedroom 2	11'2" x 10'4"	3.40 x 3.15m
Bedroom 3	9'8" x 9'2"	2.95 x 2.80m
Bedroom 4	9'2" x 7'7"	2.80 x 2.30m
Bathroom	—	—
Store	—	—



The Blackwater - Four Bedroom Detached House

Plots: 5, 58, 66



1414 Sq Ft



Ground Floor

Lounge	16'9" x 11'8"	5.10 x 3.55m
Kitchen/Dining	20'4" x 19'2"	6.20 x 5.85m
Utility	—	—
WC	—	—

First Floor

Master Bedroom	15'1" x 9'6"	4.60 x 2.90m
Ensuite	—	—
Bedroom 2	11'4" x 9'6"	3.45 x 2.90m
Bedroom 3	11'2" x 9'2"	3.40 x 2.80m
Bedroom 4	11'2" x 7'3"	3.40 x 2.20m
Bathroom	—	—
Store	—	—



The Cor - Four Bedroom Semi-Detached House

Plots: 61, 62, 63, 64



1293 Sq Ft



Ground Floor

Lounge	16'9" x 12'2"	5.10 x 3.70m
Kitchen/Dining	15'3" x 15'9"	4.65 x 4.80m
Utility	—	—
WC	—	—

First Floor

Master Bedroom	11'10" x 11'4"	3.60 x 3.45m
Ensuite	—	—
Bedroom 2	11'12" x 11'4"	3.65 x 3.45m
Bedroom 3	11'12" x 8'10"	3.65 x 2.70m
Bedroom 4	8'4" x 7'9"	2.55 x 2.35m
Bathroom	—	—
Store	—	—



The Annagh - Three Bedroom Semi-Detached House

Plot: 1, 6, 12, 21, 25, 30, 32, 41, 57, 60



1092 Sq Ft



Ground Floor

Lounge	17'11" x 12'4"	5.45 x 3.75m
Kitchen/Dining	17'11" x 11'8"	5.45 x 3.55m
Utility	—	—
WC	—	—

First Floor

Master Bedroom	14'3" x 11'7"	4.35 x 3.55m
Ensuite	—	—
Bedroom 2	11'2" x 9'4"	3.40 x 2.85m
Bedroom 3	11'2" x 8'2"	3.40 x 2.50m
Bathroom	—	—
Store	—	—



The Callan - Three Bedroom Semi-Detached House

Plots: 2, 3, 4, 7, 8, 9, 10, 11, 13, 16, 17, 20, 22, 23, 24, 31, 33, 40, 56, 59



1083 Sq Ft

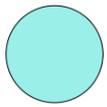


Ground Floor

Lounge	15'9" x 11'2"	4.80 x 3.40m
Kitchen/Dining	17'11" x 14'1"	5.45 x 4.30m
Utility	—	—
WC	—	—

First Floor

Master Bedroom	13'1" x 11'0"	4.0 x 3.35m
Ensuite	—	—
Bedroom 2	12'6" x 10'0"	3.80 x 3.05m
Bedroom 3	9'2" x 7'7"	2.80 x 2.30m
Bathroom	—	—
Store	—	—



The Creggan - Three Bedroom Semi-Detached House

Plots: 14, 15, 18, 19, 26, 27, 28, 29, 36, 37, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55



1143 Sq Ft



Ground Floor

Lounge	16'1" x 10'12"	4.90 x 3.35m
Kitchen/ Dining	18'8" x 15'5"	5.70 x 4.70m
Utility	—	—
WC	—	—

First Floor

Master Bedroom	13'9" x 11'12"	4.20 x 3.65m
Ensuite	—	—
Bedroom 2	13'1" x 8'8"	4.00 x 2.65m
Bedroom 3	11'6" x 8'4"	3.50 x 2.55m
Bathroom	—	—
Store	—	—



The Castletown - Four Bedroom Semi-Detached House

Plots: 34, 35, 38, 39



1300 Sq Ft



Ground Floor

Lounge	17'3" x 12'4"	5.25 x 3.70m
Kitchen / Dining	19'0" x 17'9"	5.80 x 5.40m
Utility	—	—
WC	—	—

First Floor

Master Bedroom	11'8" x 11'6"	3.80 x 3.55m
Ensuite	—	—
Bedroom 2	10'10" x 9'8"	3.31 x 2.95m
Bedroom 3	11'5" x 9'0"	3.31 x 2.75m
Bedroom 4	8'10" x 7'0"	2.70 x 2.13m
Bathroom	—	—
Store	—	—

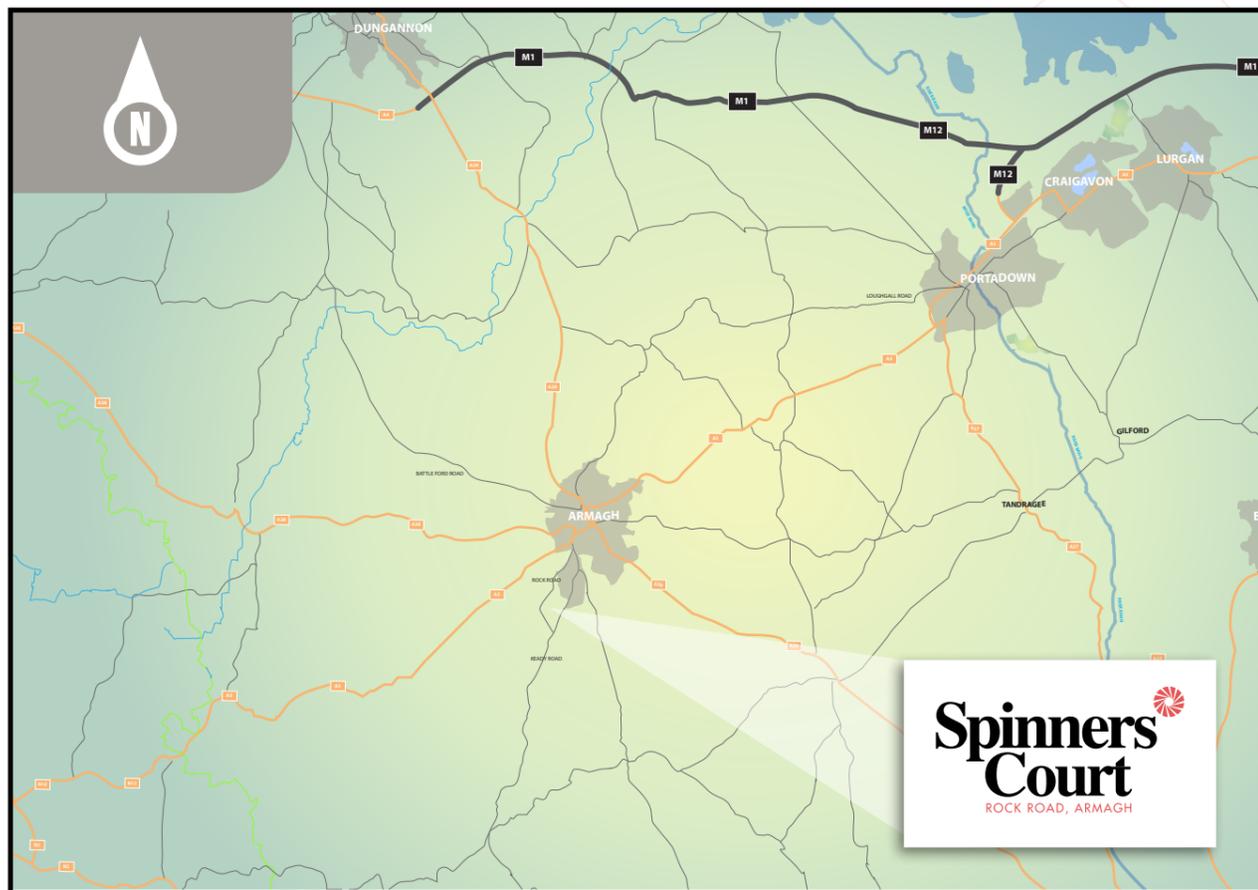
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Location Map



Selling Agents



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