



BENSON STREET
INNISFAYLE ROAD
WYNCRIFT CRESCENT

From:
On To:
Through to:

3 BEDROOM SEMI DETACHED &
4 BEDROOM DETACHED HOMES

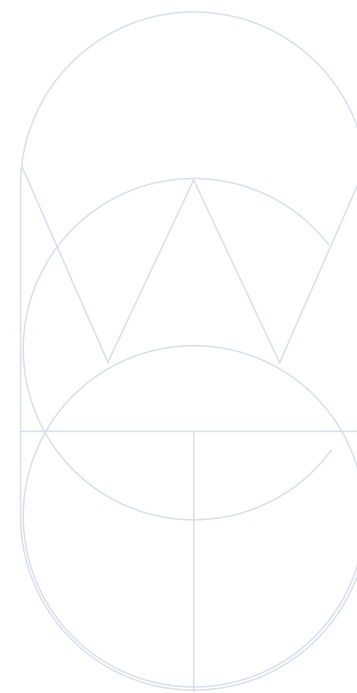

**HILMARK
HOMES**

Wyncroft Lisburn

MODERN LISBURN LIVING



Hilmark Homes



**HILMARK
HOMES**

Every Hilmark Home is designed to blend naturally with its environment and complement the surrounding architecture to make the most of its setting.

A small development of only 24 quality homes, Wyncroft offers stylish, contemporary, Move-In-Ready homes. Each of the 24 homes available offer a truly unique blend of location, quality and lifestyle.

Wyncroft offers easy access to schools, high street shopping, a large supermarket, and all major commuter links to Belfast. Whichever way you choose to travel, be it road, rail or coach, you couldn't ask for a more desirable setting at the very heart of the city of Lisburn.

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 encourage you to add to the finished design by choosing from our Style and Refine ranges to create your own personal touch. This is dependant on the stage of construction onsite at the time of booking.

Whether you're looking for your first home or something new, Wyncroft offers aspirational living that makes the most of its location and will stand the test of time.

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 of only 24 homes, the comprehensive, modern turnkey specification of Wyncroft 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
- Integrated washing machine in The Lenox & The Sutton
- Concealed under lighting to kitchen units
- Recessed down lighters to kitchen ceiling
- Space for washing machine in Beekman utility room.

Internal Features

- Internal décor, walls painted from a palette of selected colours (1 colour throughout)
- Choice of stove with granite or slate hearth
- Mains supply smoke detectors
- Mains supply Carbon monoxide detectors
- White painted moulded skirting and architraves
- White painted internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for future satellite point
- Gas fired central heating system
- Integral Alarm System
- USB Socket in the kitchen and master bedroom.

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.

There will be a nominal service charge payable to maintain the development.

Bathrooms, En-suites & WC's

- Contemporary white sanitary ware with chrome fittings
- Recessed LED down lighters to ceiling in bathroom and ensuite
- Shower over bath with screen door in main bathroom (The Lenox)
- Separate, fully tiled shower enclosure in main bathroom (The Sutton & The Beekman)

Floor Coverings & Tilings

- Co-ordinated ceramic wall tiling between kitchen units
- Ceramic tiled floor to kitchen/dining areas, bathrooms, en-suites and WCs
- Ceramic tiled floor to sunroom of site 5 and 6
- Partial wall tiling to bathroom, en-suites and WCs
- Carpets to lounge, bedrooms, hall, stairs and landings
- 8mm underfelt throughout

External Features

- Front gardens to be turfed
- Rear gardens rotavated and seeded
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite front door with secure multi-locking system
- Outside water tap
- Boundary fencing to side and rear
- External lighting to front and rear door
- External Socket
- 10 year Structural warranty





Wyncroft
Lisburn



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Site Layout



The Lenox - Three Bedroom Semi-Detached House
995 Sq Ft
Plots: 3, 4, 19, 20, 23, 24



The Sutton - Three Bedroom Semi-Detached House
1120 Sq Ft
Plots: 1, 2, 5*, 6*, 7, 8, 11, 12, 13, 14, 15 16, 17, 18, 21, 22
** Please note that sites 5 & 6 are being built with Sunrooms. 1242 Sq Ft*



The Beekman - Four Bedroom Detached House
1415 Sq Ft
Plots: 9, 10

— Indicates Brick Privacy Wall

Note

Please note that the site map is for illustration purposes only. The site map indicates which plots include or can include a sunroom or garage. This may not be the exact location. Please refer to the selling agents for exact layouts and details.



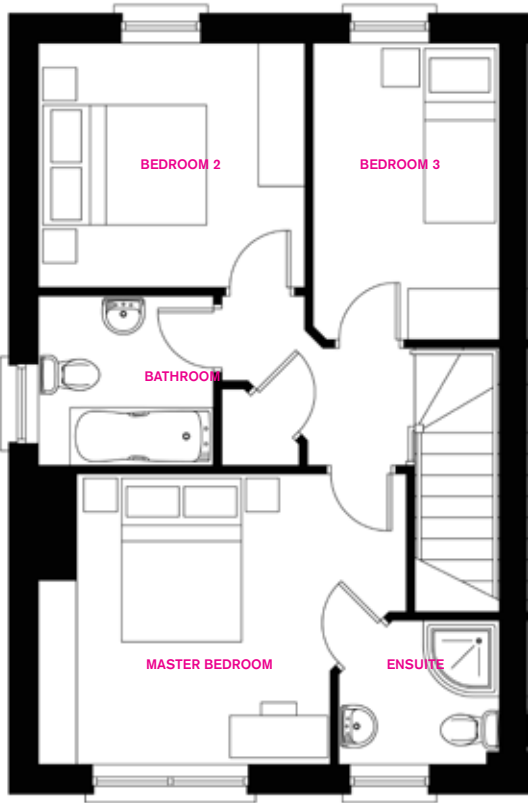
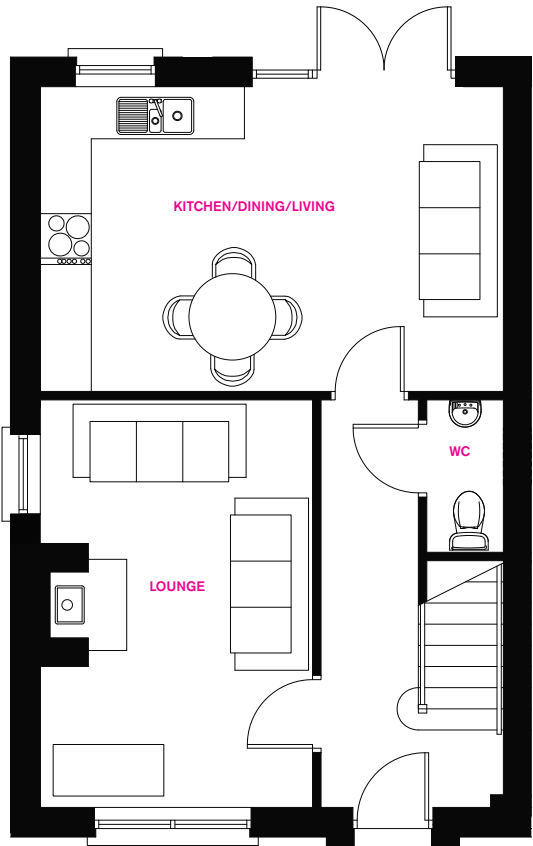


The Lenox

- Three Bedroom Semi-Detached House

Plots: 3, 4, 19, 20, 23, 24

995 Sq Ft



Note

Images and floor plans are for illustration purposes only and may be subject to change due to unforeseen anomalies onsite.



Ground Floor			First Floor		
Lounge	15'10" x 10'6"	4.82 x 3.20m	Master Bedroom	14'3" x 11'3"	4.34 x 3.43m
Kitchen/Dining/Living	17'10" x 11'10"	5.44 x 3.60m	Ensuite	—	—
WC	—	—	Bedroom 2	10'4" x 9'6"	3.14 x 2.89m
			Bedroom 3	11'6" x 7'3"	3.50 x 2.20m
			Bathroom	6'9" x 6'7"	2.07 x 2.00m

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



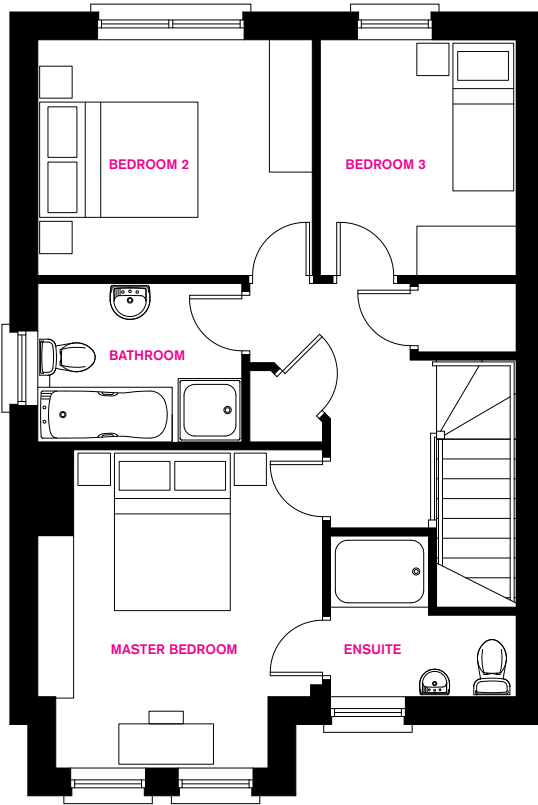
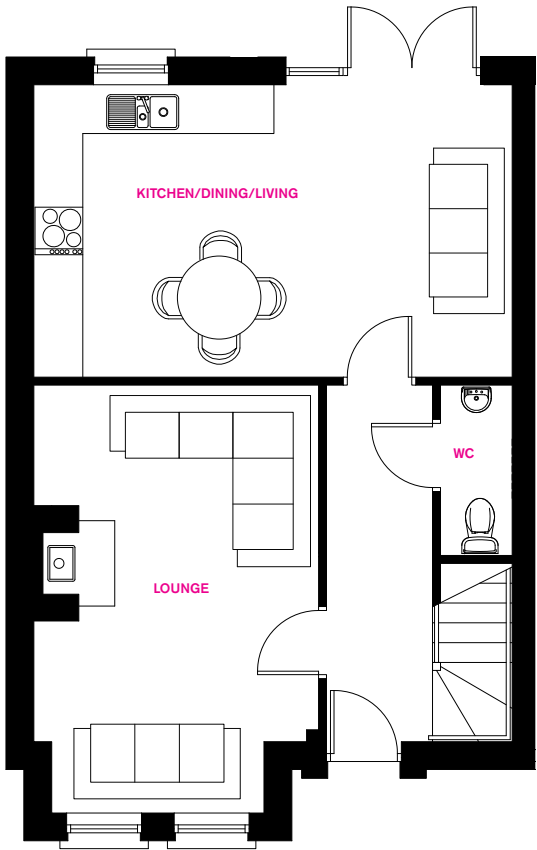
The Sutton

- Three Bedroom Semi-Detached House

Plots: 1, 2, 5*, 6*, 7, 8, 11, 12,13, 14, 15, 16, 17, 18, 21, 22

1120 Sq Ft

** Please note site 5&6 are being built with Sunrooms and are 1242 SqFt.*



Note

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Ground Floor			First Floor		
Lounge	17'9" x 11'9"	5.40 x 3.58m	Master Bedroom	13'2" x 11'9"	4.02 x 3.58m
Kitchen/Dining/Living	19'9" x 12'1"	6.01 x 3.69m	Ensuite	—	—
WC	—	—	Bedroom 2	11'4" x 9'9"	3.45 x 2.98m
			Bedroom 3	9'9" x 8'1"	2.98 x 2.46m
			Bathroom	8'5" x 6'7"	2.56 x 2.00m

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

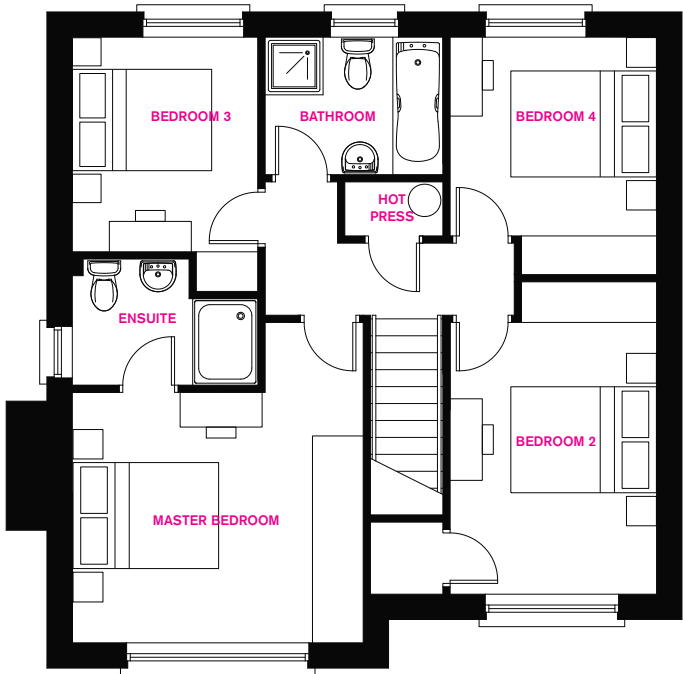
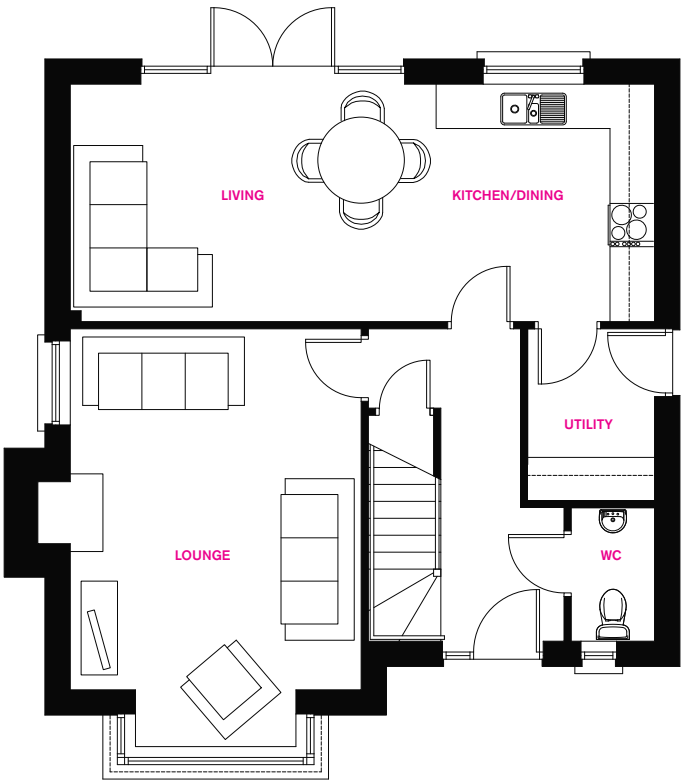


The Beekman

Four Bedroom Detached House

Plots: 9,10

1415 Sq Ft



Note

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Ground Floor			First Floor		
Lounge	19'0" x 13'2"	5.79 x 4.02m	Master Bedroom	14'7" x 13'2"	4.45 x 4.02m
Kitchen/Dining/Living	26'6" x 10'10"	8.07 x 3.29m	Ensuite	—	—
Utility	7'8" x 5'7"	2.38 x 1.75m	Bedroom 2	14'2" x 9'4"	4.33 x 2.85m
WC	—	—	Bedroom 3	10'10" x 9'4"	3.29 x 2.85m
			Bedroom 4	11'7" x 8'5"	3.53 x 2.56m
			Bathroom	8'4" x 6'3"	2.55 x 1.91m

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



The Hilmark Homes Get-Ready Room

We offer a comprehensive, modern move-in-ready specification as standard on all of our developments and Wyncroft 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.

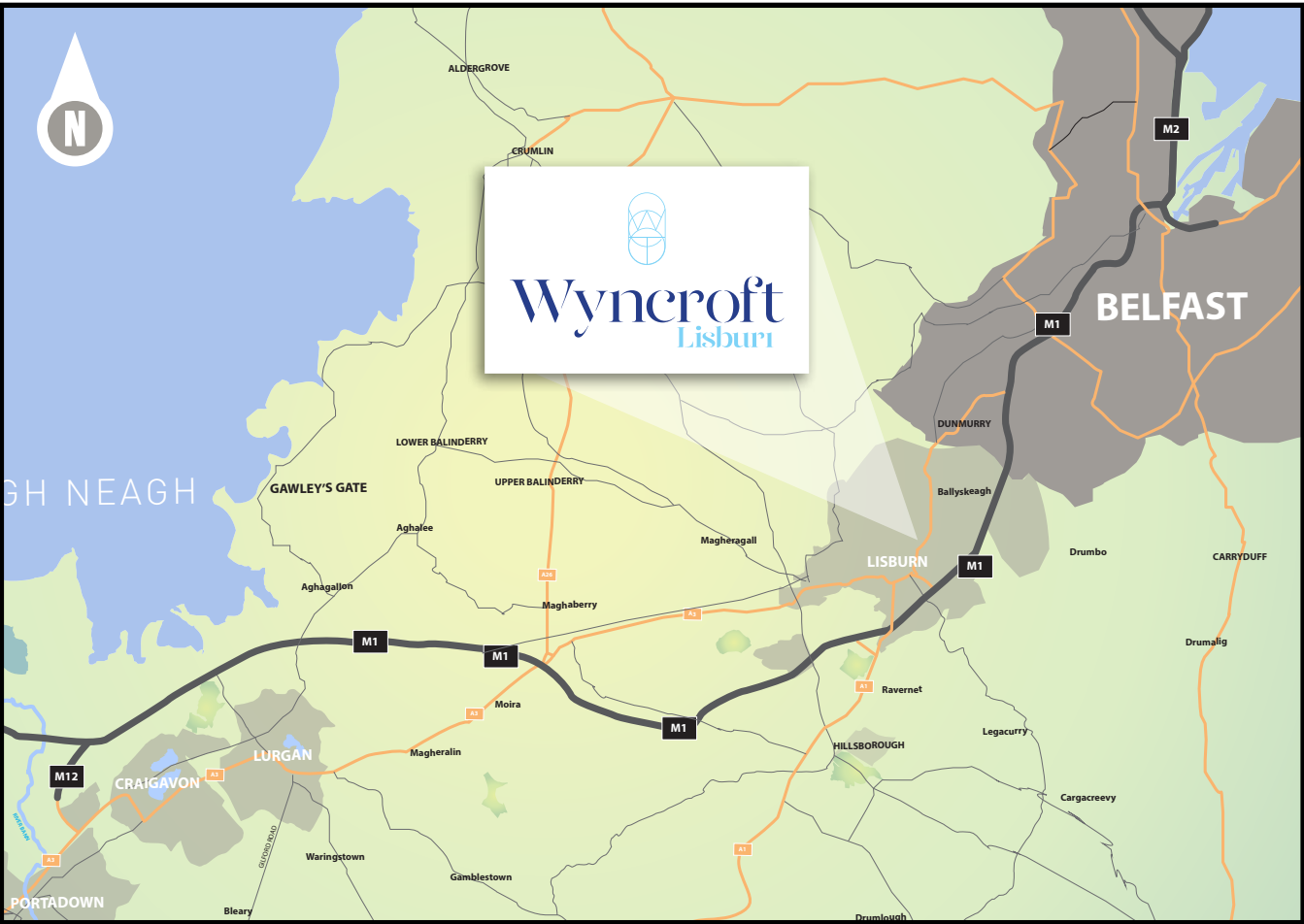
At Hilmark we offer an exceptional move-in-ready finish from our Style range in your purchase price but you may want to further personalise your home with our Refine range. The Refine range does incur additional costs so you may want to have a think about any additional budget available.

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.

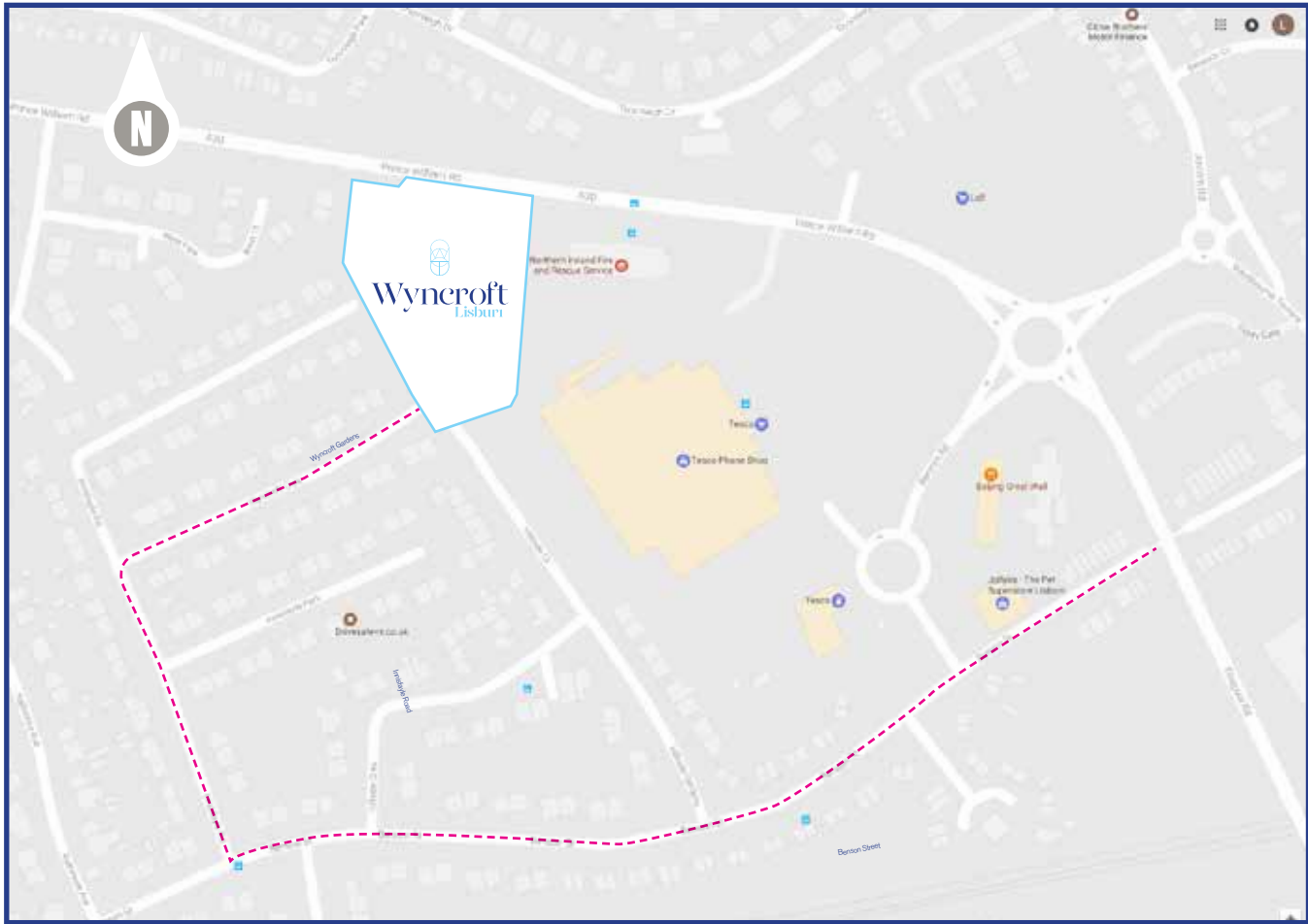
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Location Map



Site Location Directions



Selling Agents



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e. southbelfast@simonbrien.com
www.simonbrien.com



From:	BENSON STREET
On To:	INNISHFAYLE ROAD
<hr/>	
Right On To:	WYNCROFT CRESCENT
Through To:	WYNCROFT DEVELOPMENT
<hr/>	
Walk Time To:	LISBURN LEISURE PLEX
Walk Time To:	WALLACE PARK
Walk Time To:	BOW STREET MALL
Walk Time To:	TRAIN STATION
Walk Time To:	BUS STOP (Prince William Rd)



Wyncroft Lisburn


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