

3 & 4 BEDROOM DETACHED
AND SEMI DETACHED HOMES

LOUGHGALL ROAD
PORTADOWN

Location:


**HILMARK
HOMES**

LACEHILL
PORTADOWN

MODERN LIVING WITH A CLASSIC TWIST.

PHASE 5

MODERN LIVING WITH A CLASSIC TWIST.



LACEHILL
PORTADOWN

MODERN LIVING WITH A CLASSIC TWIST.

Lacehill is a quality development offering new turnkey homes finished to the highest standard.

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

Lacehill is located on the Loughgall Road on the outskirts of Portadown. The site was originally occupied by a lace

manufacturer from which it derives its name.

The development's location allows for ease of access to the neighbouring towns whilst giving commuters fantastic links to the Greater Belfast Area and beyond.

Lacehill offers buyers contemporary and stylish, turnkey homes built with traditional craftsmanship.

Whether looking for your first home or just a fresh place to live, Lacehill has a selection of quality homes to suit all.

◆ SPECIFICATION

As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of Lacehill offers the very best in terms of quality products and stylish finishes.

Kitchens & Utility Rooms

- High quality units with choice of doors, worktops and handles
- Integrated appliances include gas hob, electric oven, extractor hood, fridge/freezer & dishwasher
- Integrated washing machine in The Tatting and The Braid house types
- Concealed under lighting to kitchen units
- Recessed down lighters to ceilings (Kitchen only)

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 tiling to bathrooms, 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
- 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 gas fired central heating system
- Wired for integral alarm system

External Features

- Front gardens to be turfed
- Rear gardens rotavated and seeded
- Bitmac driveway
- uPVC double glazed windows
- Composite front doors with secure multi-locking system
- Outside water tap
- Feature external lighting to front door
- 10 year structural warranty

MODERN LIVING WITH A CLASSIC TWIST.

LACEHILL
PORTADOWN





SITE PLAN

Key

- The Weaver** — Three Bedroom Semi-Detached
Plots: 26, 27, 28, 29, 30, 31, 32, 33, 34, 37, 38, 39
- The Tatting** — Three Bedroom Semi-Detached
Plots: 46, 47, 48, 49, 50, 51
- The Doffer** — Three Bedroom Semi-Detached
Plots: 35, 36
- The Spindle** — Three Bedroom Detached
Plots: 25, 40, 42, 43, 44, 45
- The Braid** — Three Bedroom Detached
Plots: 22, 23, 24, 41
- The Reacher** — Four Bedroom Detached
Plots: 76





The Reacher - Four Bedroom Detached Home

Plot: 76
1340 Sq Ft



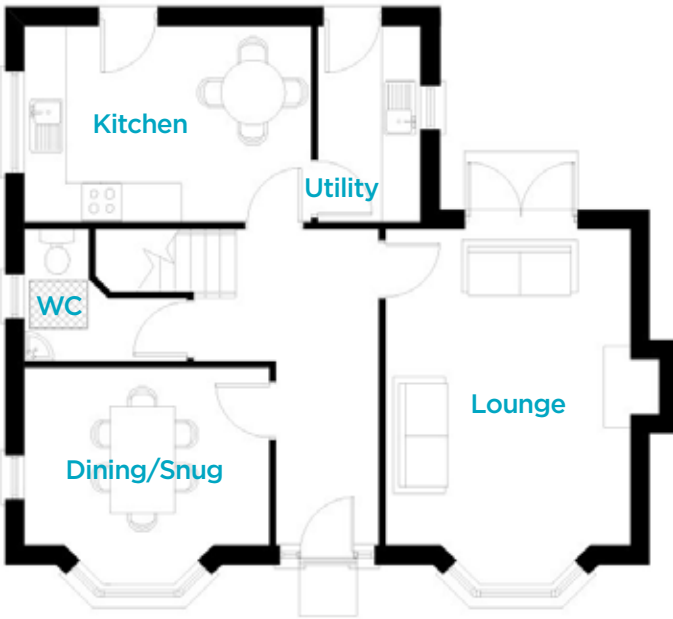
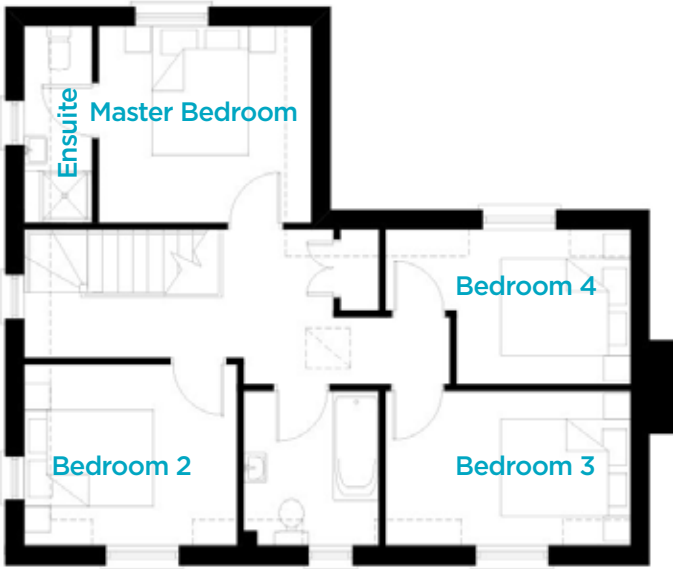
First Floor

Master Bedroom	10'9" x 10'0"	3.30 x 3.05m
Ensuite		
Bedroom 2	10'9" x 9'2"	3.30 x 2.80m
Bedroom 3	12'5" x 7'10"	3.80 x 2.40m
Bedroom 4	12'5" x 7'10"	3.80 x 2.40m
Bathroom	—	—



Ground Floor

Lounge	18'0" x 12'5"	5.50 x 3.80m
Kitchen	14'7" x 10'0"	4.45 x 3.05m
Dining/Snug	12'5" x 10'11"	3.80 x 3.35m
Utility	10'0" x 5'2"	3.05 x 1.60m
WC	—	—





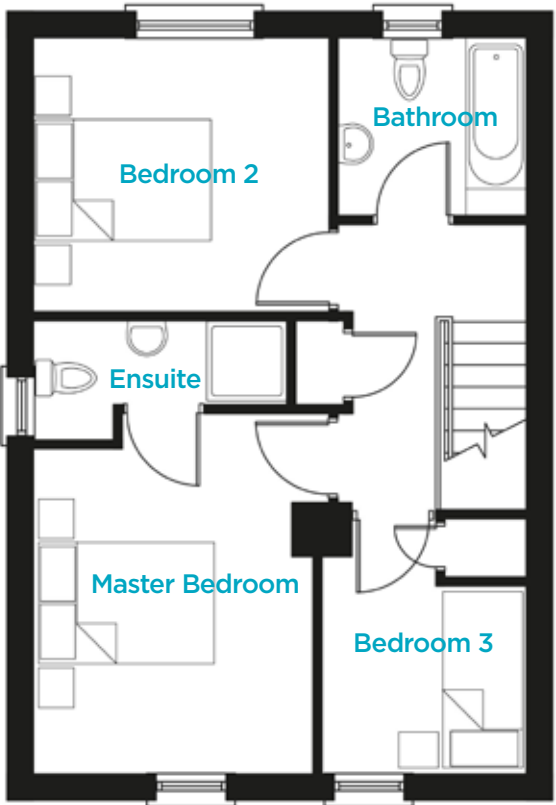
The Doffer - Three Bedroom Semi Detached Home

Plot: 35, 36
1005 Sq Ft



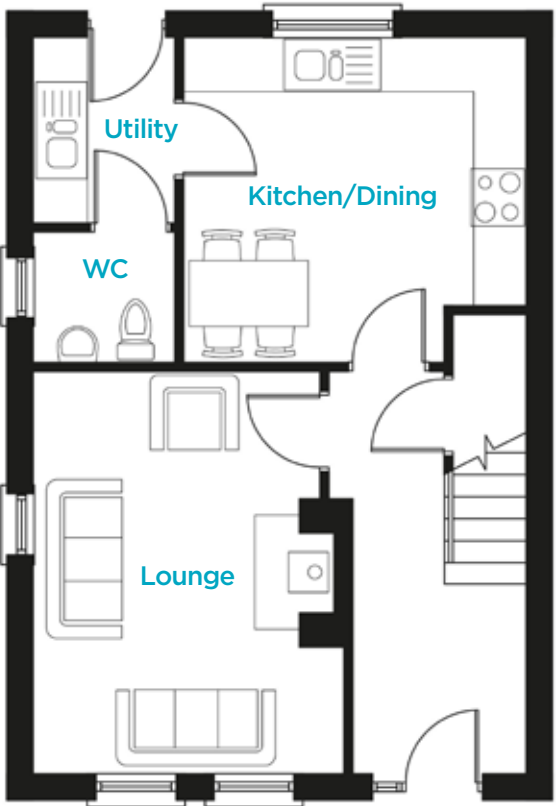
First Floor

Master Bedroom	13'5" x 10'4"	4.1 x 3.17m
Ensuite		
Bedroom 2	10'11" x 10'2"	3.35 x 3.12m
Bedroom 3	9'6" x 7'8"	2.90 x 2.34m
Bathroom	—	—



Ground Floor

Lounge	15'0" x 11'6"	4.58 x 3.52m
Kitchen/Dining	12'11" x 12'10"	3.69 x 3.92m
Utility	—	—
WC	—	—





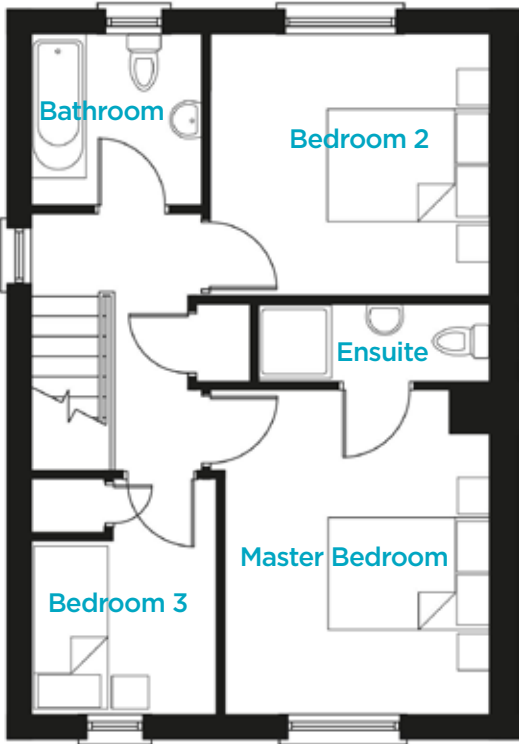
The Weaver - Three Bedroom Semi-Detached Home

Plot: 26, 27, 28, 29, 30, 31, 32, 33, 34, 37, 38, 39
1005 Sq Ft



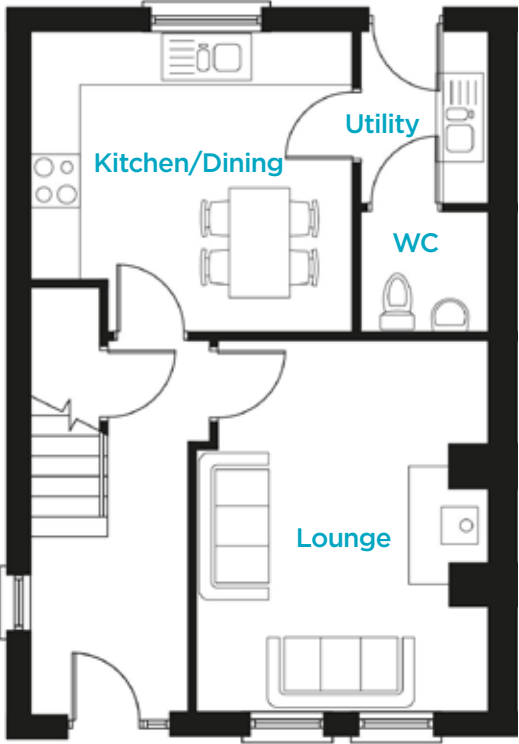
First Floor

Master Bedroom	13'1" x 10'10"	4.0 x 3.30m
Ensuite		
Bedroom 2	11'6" x 10'10"	3.5 x 3.3m
Bedroom 3	9'6" x 7'7"	2.9 x 2.3m
Bathroom	—	—



Ground Floor

Lounge	15'1" x 12'2"	4.6 x 3.7m
Kitchen/Dining	13'1" x 12'2"	4.0 x 3.7m
Utility	—	—
WC	—	—





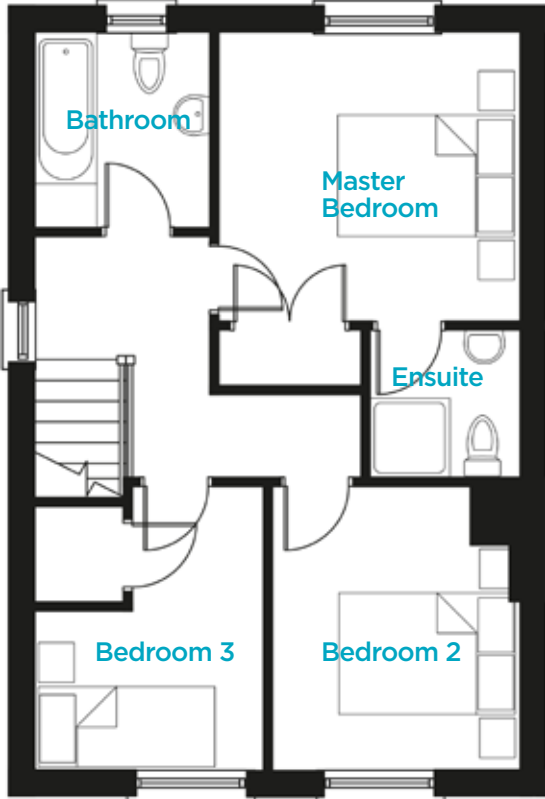
The Tatting - Three Bedroom Semi-Detached Home

Plot: 46, 47, 48, 49, 50, 51
990 Sq Ft



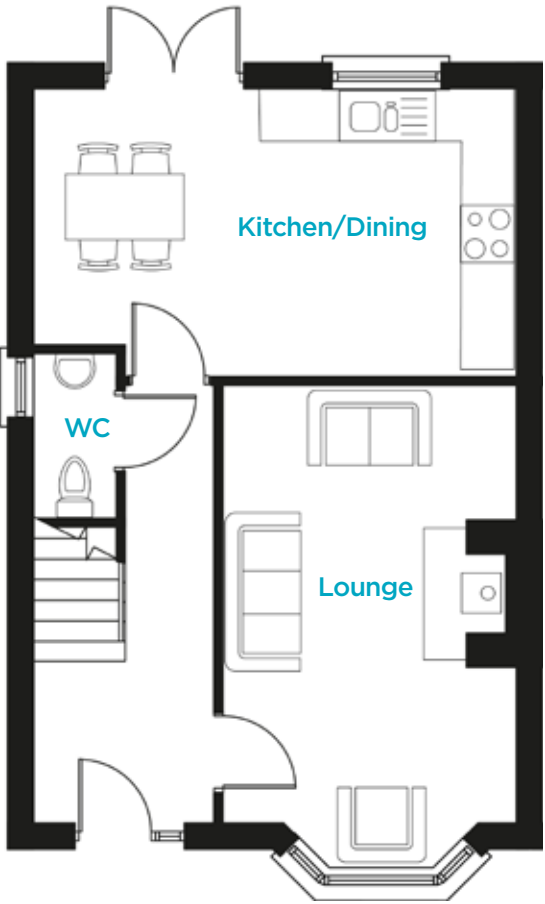
First Floor

Master Bedroom	11'3" x 10'9"	3.43 x 3.28m
Ensuite		
Bedroom 2	10'6" x 9'2"	3.22 x 2.81m
Bedroom 3	10'6" x 8'5"	3.22 x 2.59m
Bathroom	—	—
Store	—	—



Ground Floor

Lounge	18'0" x 10'11"	5.50 x 3.35m
Kitchen/Dining	18'0" x 10'9"	5.50 x 3.28m
Utility	—	—
WC	—	—





The Spindle - Three Bedroom Detached Home

Render Finish Plots: 25, 40,
 Red Brick: 42, 43, 44, 45
1027 Sq Ft



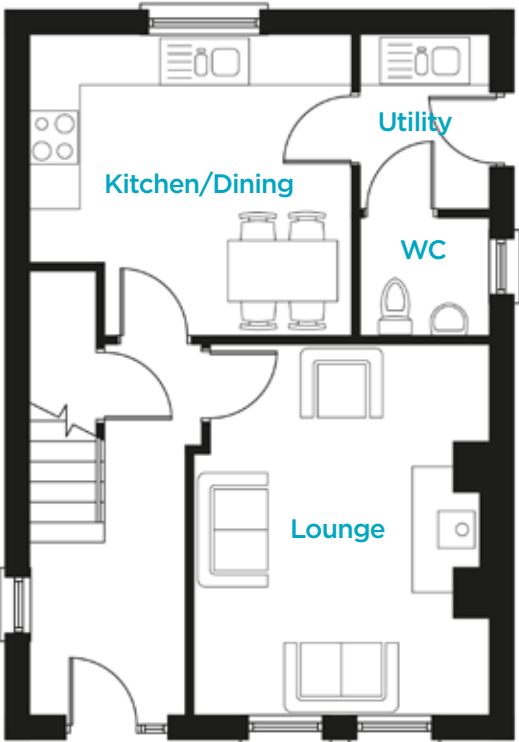
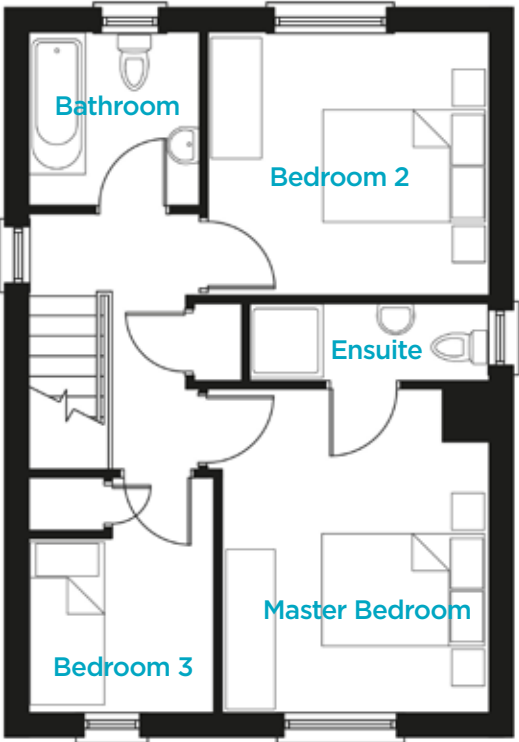
First Floor

Master Bedroom	13'1" x 10'8"	4.0 x 3.26m
Ensuite		
Bedroom 2	11'3" x 10'6"	3.44 x 3.22m
Bedroom 3	9'6" x 7'6"	2.91 x 2.29m
Bathroom	—	—
Store	—	—



Ground Floor

Lounge	15'0" x 11'10"	4.58 x 3.63m
Kitchen/Dining	13'0" x 12'1"	3.98 x 3.69m
Utility	6'11" x 5'2"	2.13 x 1.59m
WC	—	—





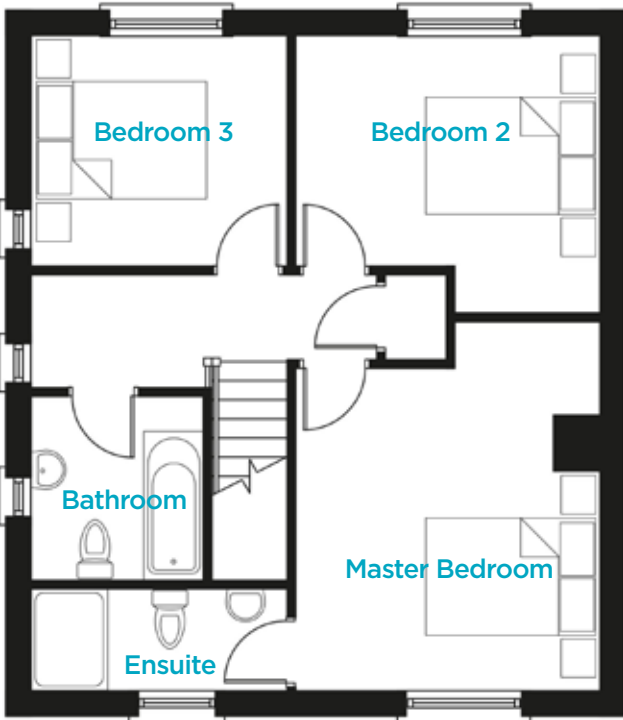
The Braid - Three Bedroom Detached Home

Plot: 22, 23, 24, 41
1114 Sq Ft



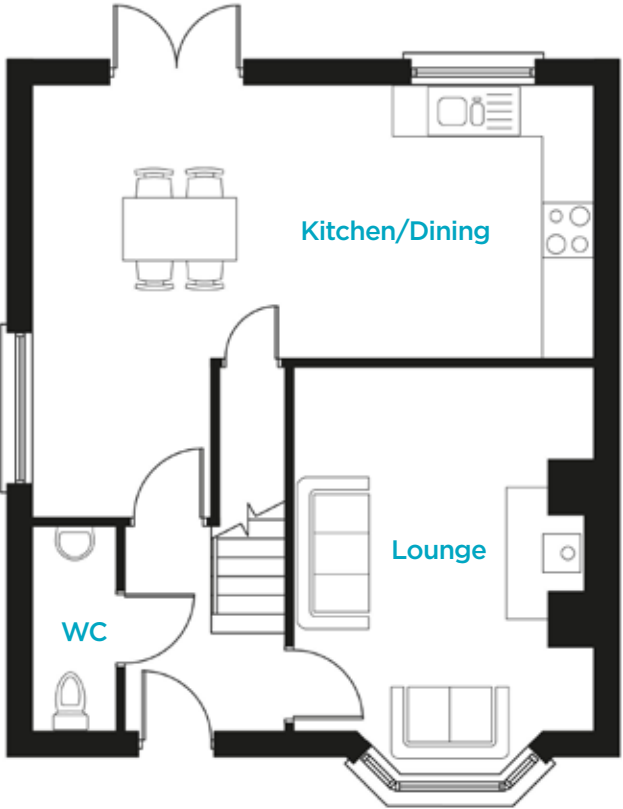
First Floor

Master Bedroom	13'11" x 11'10"	4.25 x 3.6m
Ensuite		
Bedroom 2	11'10" x 11'2"	3.6 x 3.4m
Bedroom 3	9'10" x 9'0"	3.00 x 2.75m
Bathroom	—	—



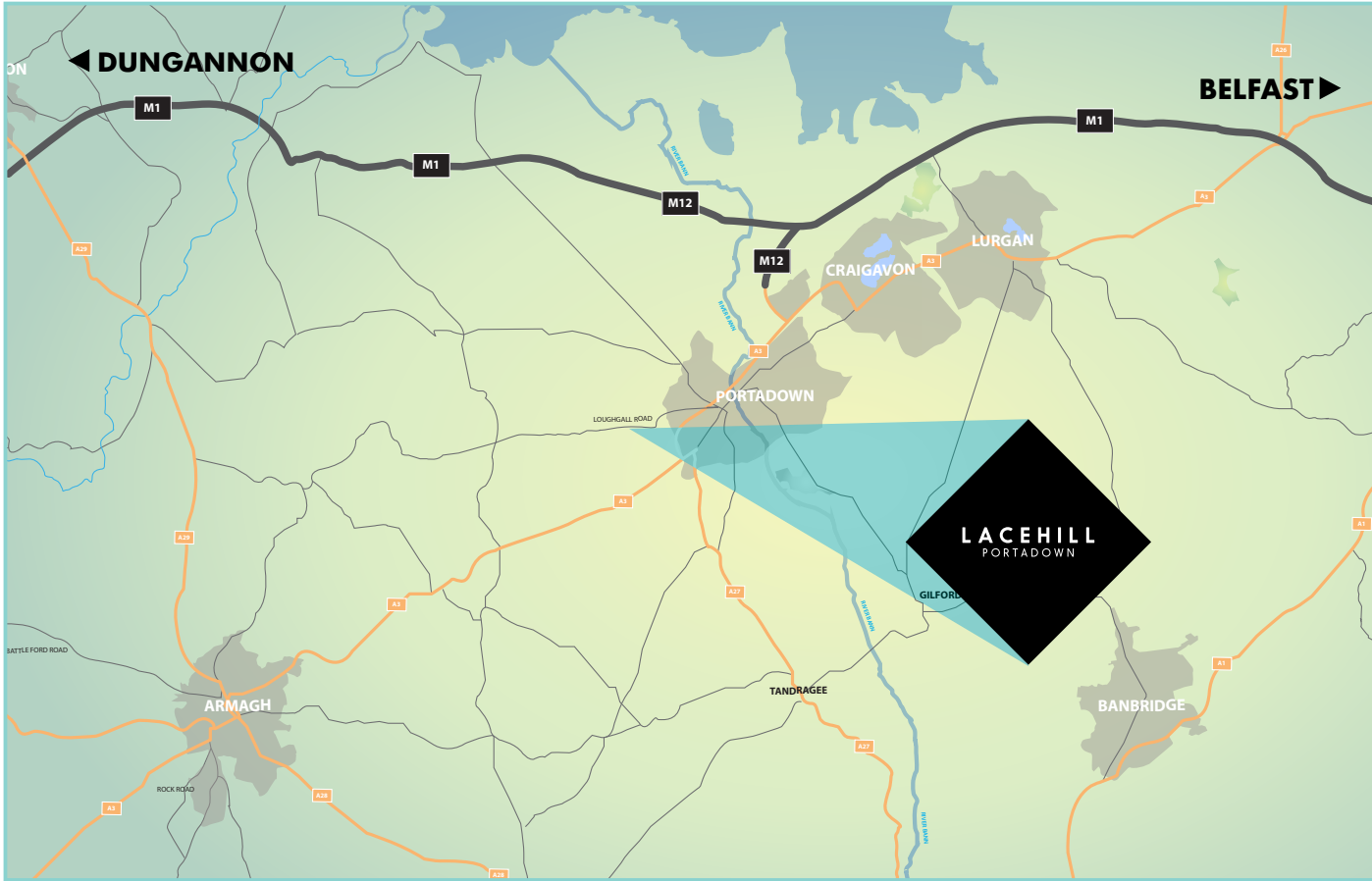
Ground Floor

Lounge	15'7" x 11'10"	4.75 x 3.6m
Kitchen/Dining	21'12" x 17'1"	6.7 x 5.2m
Utility	—	—
WC	—	—



◆ LOCATION

Situated on Loughgall Road at the edge of Portadown, Lacehill offers fantastic access to the local hubs of Lurgan, Craigavon, Portadown and Lisburn. Lacehill is also excellently situated for use of the main links to the greater Belfast area and beyond.



◆ SELLING AGENT

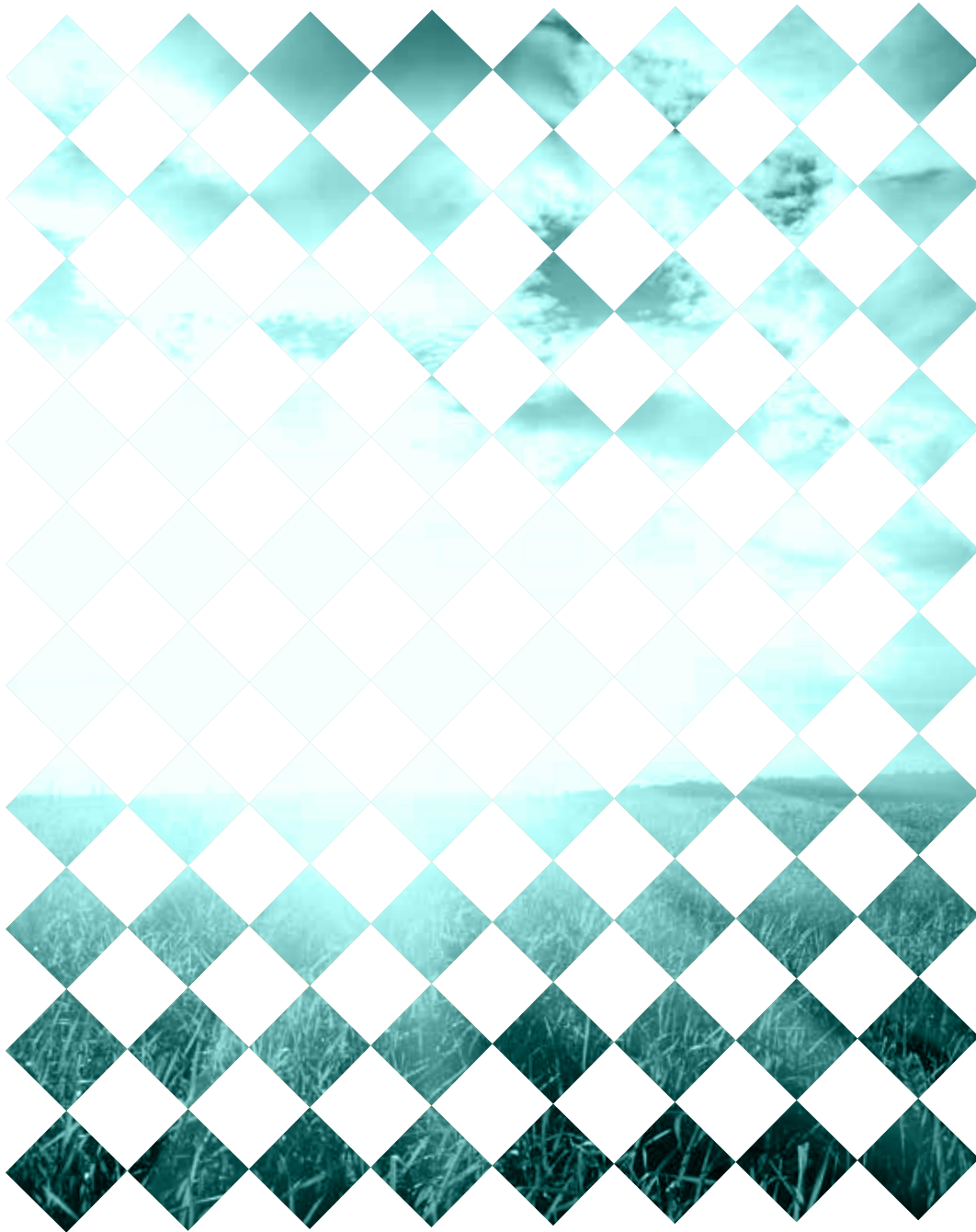
For further information about Lacehill contact our selling agents today.



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HILMARK HOMES

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www.hilmarkhomes.com

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