

PHASE THREE

LONGRIDGE

AT THE HOLLOWS, GILFORD ROAD, LURGAN

Address: THE HOLLOWS, GILFORD ROAD
LURGAN

3 & 4 BEDROOM DETACHED
AND SEMI-DETACHED HOMES

HILMARK
HOMES



LONGRIDGE

AT THE HOLLOWS, GILFORD ROAD, LURGAN

Featuring spacious detached and semi-detached designs, your future Longridge home is carefully considered and constructed, not only for comfort and style, but to make the most of the lovely country surroundings of County Armagh.

Longridge is located in an area of high demand just off the Gilford Road. Each Longridge home is specifically created to seamlessly blend and preserve the unique character and ambience of 'The Hollows'.

Longridge is an exceptional place and we are proud to offer our homes to you.





Hilmark Homes

The Developer

Since our beginning in 2000, Hilmark Homes has always put you, the homeowner, first.

We are known for our sharp eye for detail, for using local skilled craftsmen and carefully selected materials, and for letting you add your own personal touch.

With developments in Coleraine, Counties

Antrim, Down and Armagh, our hands-on experience ensures that your home is not only beautiful and distinct, but that it makes the most of its location and stands the test of time.

Most of all, we promise that your Hilmark home will always be unique, always considered, and always built for you.

The Location

A home in Longridge at The Hollows means more than just a home in a beautiful area, it's an opportunity to live life to the fullest.

Located near the southeastern shores of Lough Neagh and Oxford Island, Lurgan, and the surrounding area of scenic County Armagh, offers a diverse range of activities and amenities to suit every lifestyle.

Here you'll find historical landmarks such as the 19th century Brownlow House and impressive Town Hall. You can stroll along the distinct Market Street filled with

food and fashion shopping. The town is also home to the heart-pounding Lurgan Park Rally and a wealth of other sport and club activities including, tennis, cricket, cycling, rugby, just to name a few, and is only minutes away from the Craigavon Golf and Ski Centre.

Longridge sits neatly between several excellent schools, and you'll find easy access to train lines, bus routes and the motorway.

It's the perfect lifestyle mix for you.

Specification

As you would expect from such an outstanding scheme, the comprehensive, modern turnkey specification of Longridge 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 where no utility room
- LED lighting to underside of kitchen units
- Recessed down lighters to kitchen ceiling

Internal Features

- Internal décor, walls and ceilings painted 1 colour from palette of colours
- 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
- Gas fired central heating system
- Integral Alarm System

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

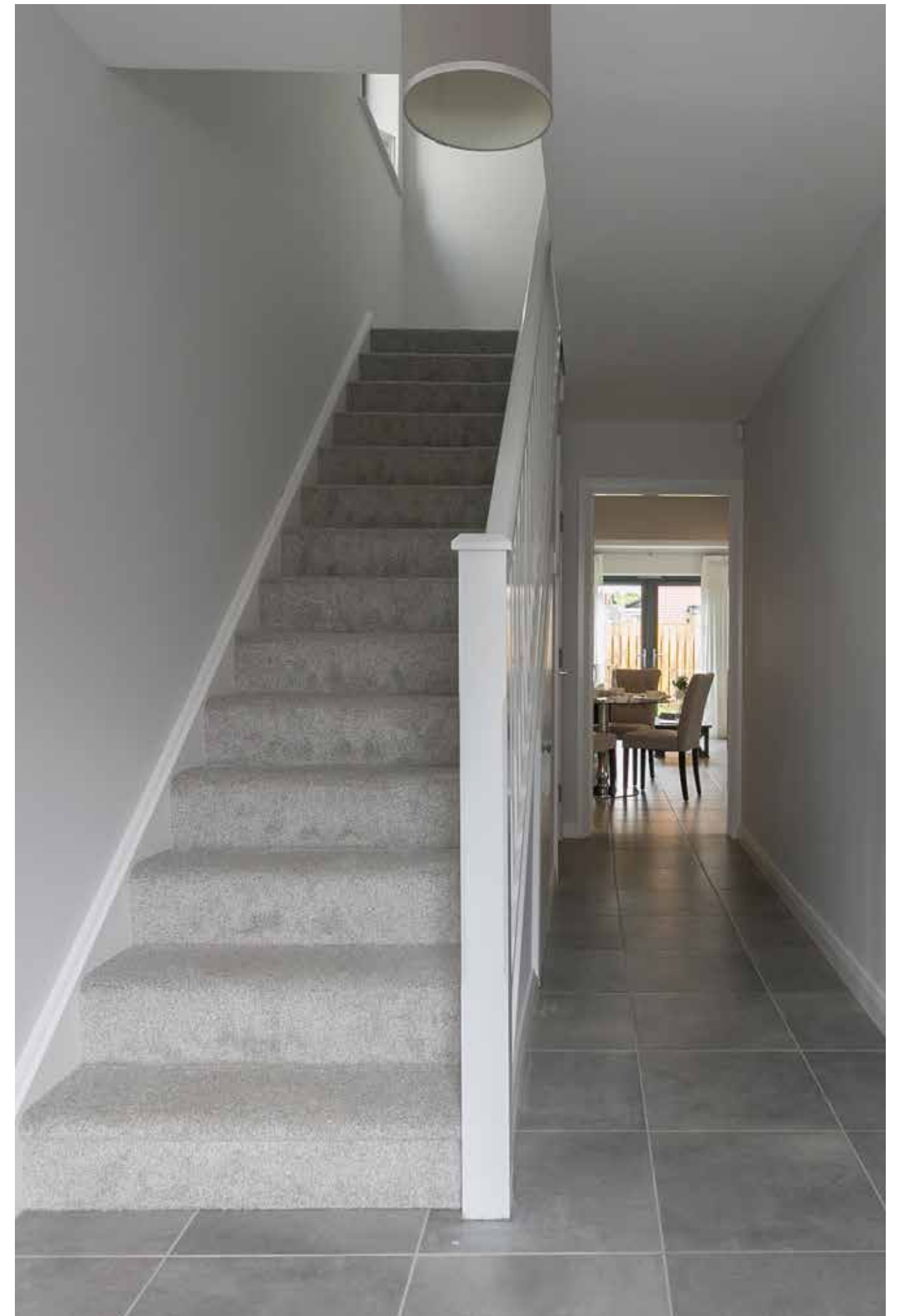
- Contemporary white sanitary ware with chrome fittings
- Shower over bath with screen door
- Separate shower enclosure where applicable

Floor Coverings & Tilings

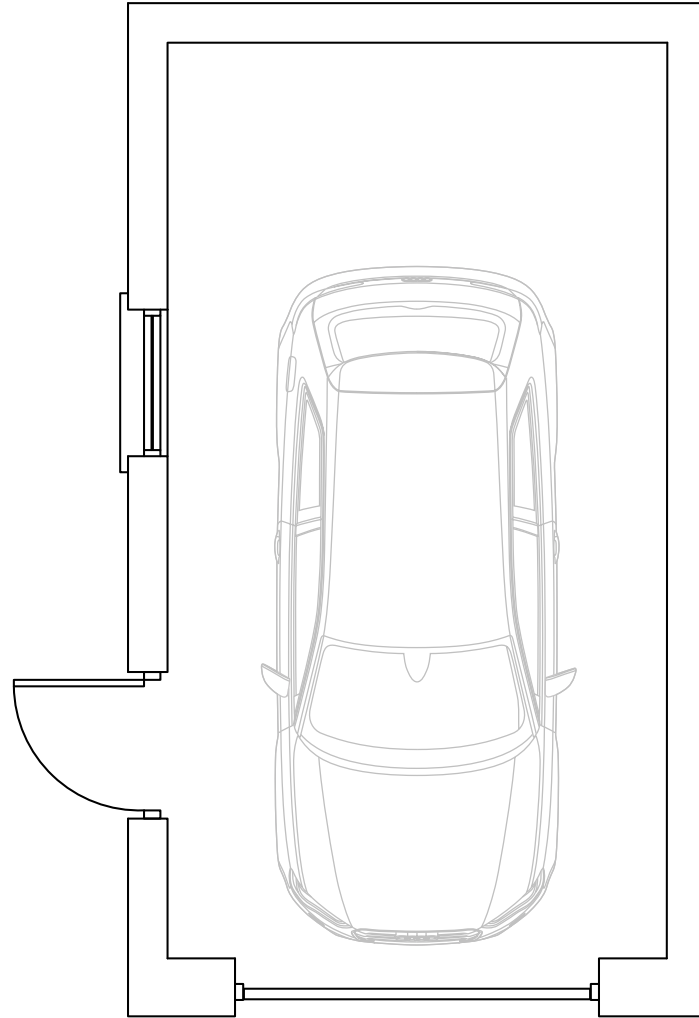
- Co-ordinated ceramic wall tiling between kitchen units
- Ceramic tiled floor to kitchen/dining area, bathroom, en-suite and WC
- Partial wall tiling to bathroom, en-suite and WC
- Carpets to lounge, bedrooms, hall, stairs and landing

External Features

- Soft landscaping to front gardens (where applicable) in line with our landscape plan. Planting to be carried out Spring/Summer.
- Rear gardens rotavated and seeded
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite front doors with painted finish
- Outside water tap
- Boundary fencing to side and rear
- Feature external lighting to front and rear doors
- 10 year structural warranty



Optional Extras



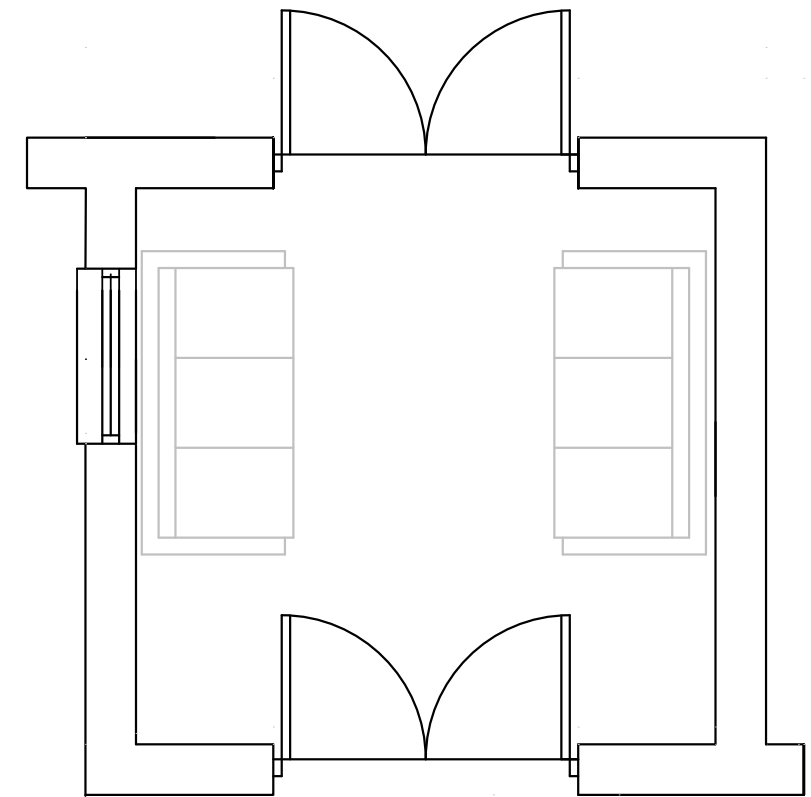
Garage*

Built with the same finish as your new home – brick/render
Roller shutter front door uPVC side door and window.

Two surface mounted double sockets & pendant light.

Flush pointed internal block work

**Where applicable on selected sites - please refer to the selling agent and site map*













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*

Note: Garden room drawing is for illustration purposes only, door, window layouts and sizes may vary.

	Swift -	Four Bedroom Detached Home Plots: 59, 60, 61, 65
	Synge -	Four Bedroom Detached Home Plots: 57, 63
	Lewis -	Four Bedroom Detached Home Plots: 64, 68, 69
	Beckett -	Four Bedroom Detached Home Plots: 46, 66, 91, 94, 115, 143, 146
	Heaney -	Four Bedroom Detached Home Plots: 58, 62
	Behan -	Three Bedroom Detached Home Plots: 47, 53
	Doyle -	Four Bedroom Semi-Detached Home Plots: 44, 45
	Moore -	Four Bedroom Semi-Detached Home Plots: 92, 93
	Joyce -	Three Bedroom Semi-Detached Home Plots: 116, 117, 144, 145,
	Russell -	Three Bedroom Semi-Detached Home Plots: 48, 49, 50, 51, 52, 52a



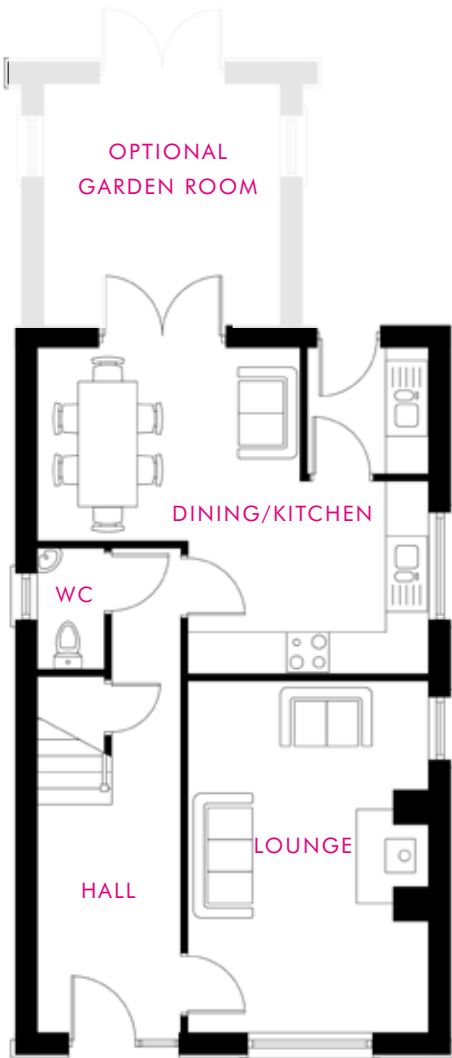
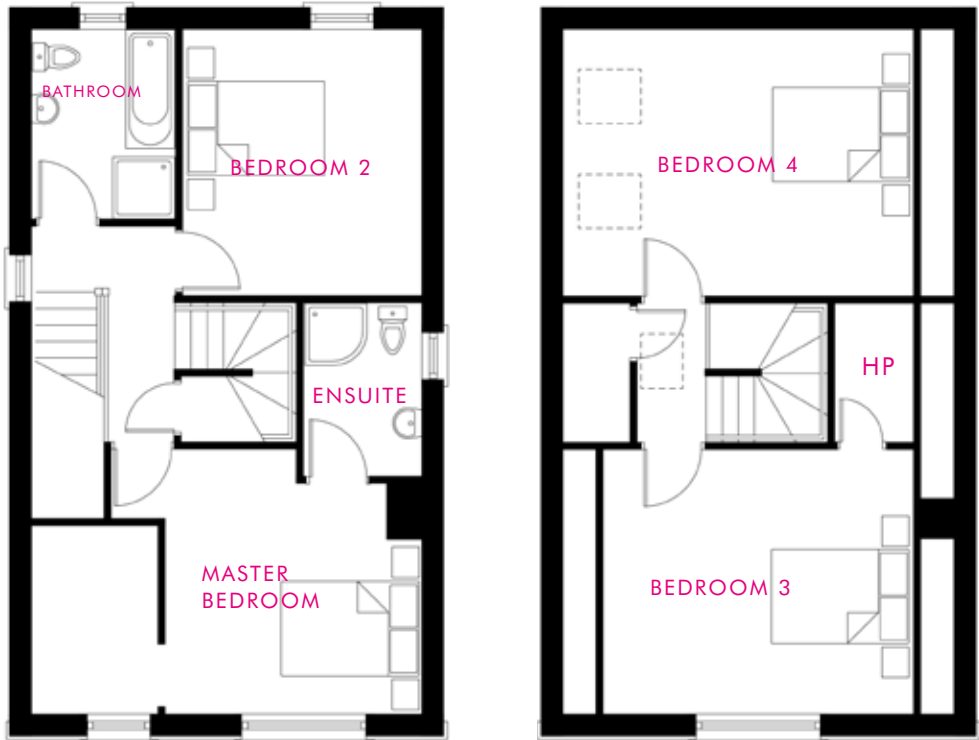


Swift

- Four Bedroom Detached Home

Plots: 59, 60, 61, 65

1700 Sq Ft (Excluding optional Garden Room)



Ground Floor		
Lounge	16'11" x 11'5"	5.16 x 3.49m
Kitchen/Dining	18'8" x 15'6"	5.69 x 4.73m
Utility	—	—
WC	—	—
First Floor		
Master Bedroom	12'6" x 12'3"	3.80 x 3.73m
Dressing	9'0" x 6'1"	6.1 x 1.86m
Ensuite	—	—
Bedroom 2	12'9" x 11'5"	3.88 x 3.48m
Bathroom	—	—
Second Floor		
Bedroom 3	14'1" x 12'6"	4.30 x 3.80m
Bedroom 4	14'1" x 12'10"	4.30 x 3.90m
Store	—	—

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

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

Synge

- Four Bedroom Detached Home

Plots: 57, 63

1637 Sq Ft (Excluding optional Garden Room)



Ground Floor		
Lounge	20'1" x 14'2"	6.14 x 4.33m
Kitchen/Dining	20'1" x 14'3"	6.14 x 4.36m
Utility	—	—
WC	—	—
First Floor		
Bedroom 2	14'2" x 10'9"	4.33 x 3.29m
Ensuite	—	—
Bedroom 3	10'9" x 10'7"	3.29 x 3.24m
Bedroom 4	14'3" x 9'1"	4.35 x 2.77m
Bathroom	—	—
Second Floor		
Master Bedroom	20'1" x 14'8"	6.14 x 4.49m
Ensuite	—	—

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

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Lewis

- Four Bedroom Detached Home

Render & Stone Plots: 68, 69
Brick Plots: 64

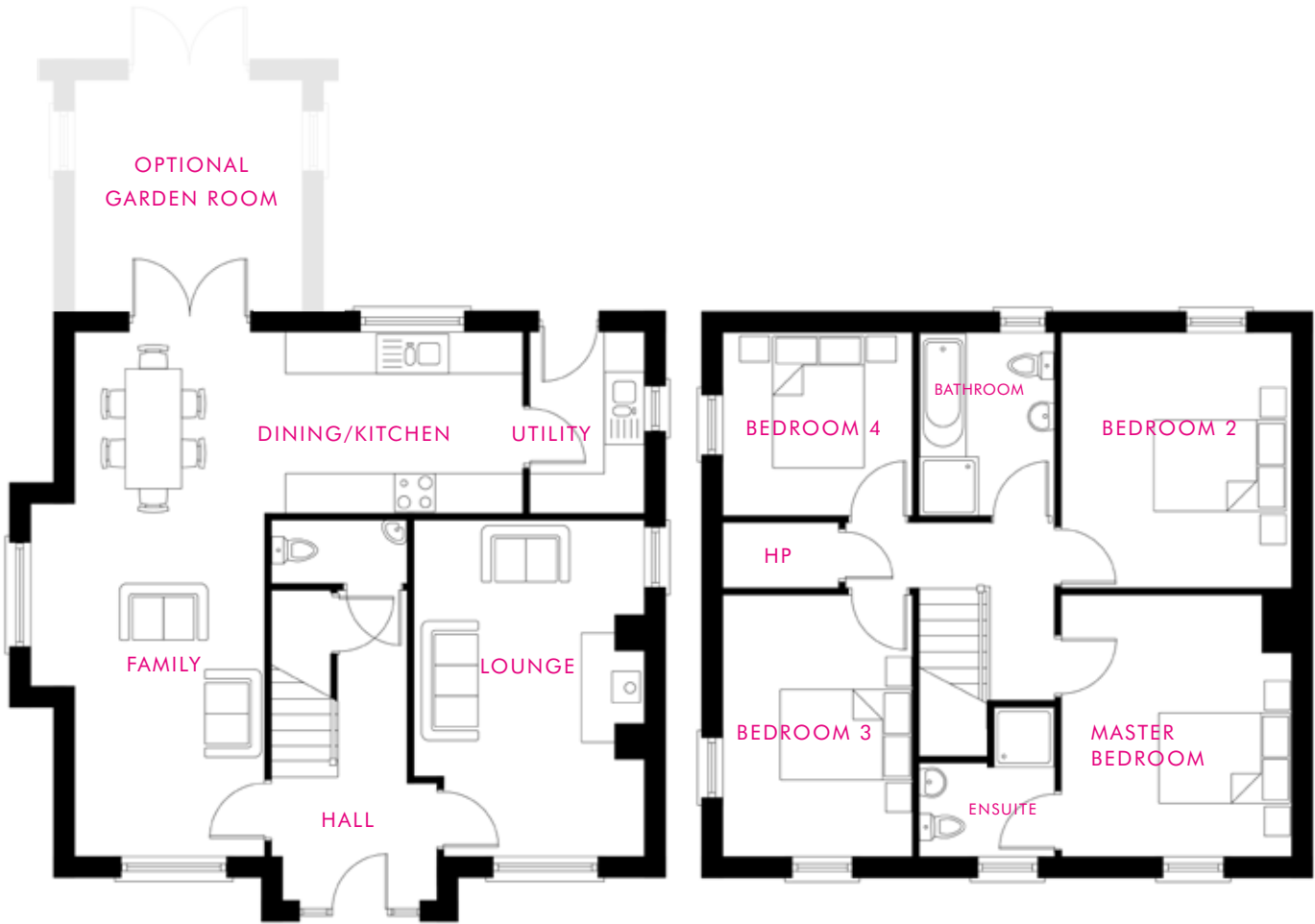
1470 Sq Ft (Excluding optional Garden Room)



Plots: 68, 69



Plot: 64



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Ground Floor			First Floor		
Lounge	16'5" x 11'6"	5.00 x 3.50m	Master Bedroom	13'0" x 11'6"	3.96 x 3.50m
Kitchen	12'10" x 8'10"	3.90 x 2.70m	Ensuite	—	—
Utility	—	—	Bedroom 2	12'6" x 11'6"	3.80 x 3.50m
Dining/Family	25'11" x 11'6"	7.90 x 3.50m	Bedroom 3	13'1" x 9'5"	3.98 x 2.87m
WC	—	—	Bedroom 4	9'5" x 9'1"	2.87 x 2.76m
			Bathroom	—	—
			Store	—	—

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



Beckett

- Four Bedroom Detached Home

Brick Plots: 66, 91, 94, 115
Render: 46, 143, 146
1325 Sq Ft (Excluding optional Garden Room)



Plot: 66, 91, 94, 115



Plot: 46, 143, 146

PLEASE NOTE:
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Ground Floor			First Floor		
Lounge	15'1" x 12'6"	4.60 x 3.80m	Master Bedroom	12'2" x 11'2"	3.70 x 3.40m
Kitchen/Living/Dining	21'8" x 18'4"	6.60 x 5.60m	Ensuite	—	—
Utility	—	—	Bedroom 2	10'2" x 9'10"	3.10 x 3.00m
WC	—	—	Bedroom 3	9'10" x 8'10"	3.00 x 2.70m
			Bedroom 4	8'6" x 8'0"	2.60 x 2.45m
			Bathroom	—	—

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

Doyle

- Four Bedroom Semi-Detached Home

Plots: 44, 45

1313 Sq Ft (Excluding optional Garden Room)



Ground Floor			First Floor		
Lounge	16'5" x 12'0"	5.00 x 3.65m	Master Bedroom	13'9" x 10'5"	4.20 x 3.18m
Kitchen/Dining	23'7" x 15'1"	7.20 x 4.60m	Dressing	5'11" x 4'7"	1.80 x 1.40m
Utility	—	—	Ensuite	—	—
WC	—	—	Bedroom 2	12'6" x 9'10"	3.80 x 3.00m
			Bedroom 3	10'8" x 9'10"	3.25 x 3.00m
			Bedroom 4	8'8" x 6'9"	2.63 x 2.05m
			Bathroom	—	—
			Store	—	—

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

PLEASE NOTE:
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Please refer to your selling agent and site map.

Heaney

- Four Bedroom Detached Home

Plots: 58, 62

1312 Sq Ft (Excluding optional Garden Room)



Ground Floor			First Floor		
Lounge	17'2" x 12'2"	5.24 x 3.71m	Master Bedroom	12'0" x 11'5"	3.67 x 3.48m
Kitchen/Dining	19'8" x 18'6"	6.00 x 5.65m	Ensuite	—	—
Utility	—	—	Bedroom 2	10'5" x 10'0"	3.18 x 3.04m
WC	—	—	Bedroom 3	10'1" x 9'1"	3.07 x 2.76m
			Bedroom 4	8'8" x 8'0"	2.63 x 2.43m
			Bathroom	—	—
			Store	—	—

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

PLEASE NOTE:
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Moore

- Four Bedroom Semi-Detached Home

Plots: 92, 93

1302 Sq Ft (Excluding optional Garden Room)



Ground Floor			First Floor		
Lounge	15'6" x 12'4"	4.74 x 3.76m	Master Bedroom	12'5" x 11'10"	3.80 x 3.61m
Kitchen/Dining	19'7" x 16'1"	5.98 x 4.91m	Ensuite	—	—
Utility	—	—	Bedroom 2	10'4" x 10'0"	3.16 x 3.05m
WC	—	—	Bedroom 3	10'4" x 8'11"	3.05 x 2.73m
			Bedroom 4	12'2" x 8'1"	3.73 x 2.47m
			Bathroom	—	—

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

PLEASE NOTE:
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Joyce

- Three Bedroom Semi-Detached Home

Render & Brick Plots: 144, 145
Brick & Render Plots: 116, 117

1105 Sq Ft (Excluding optional Garden Room)

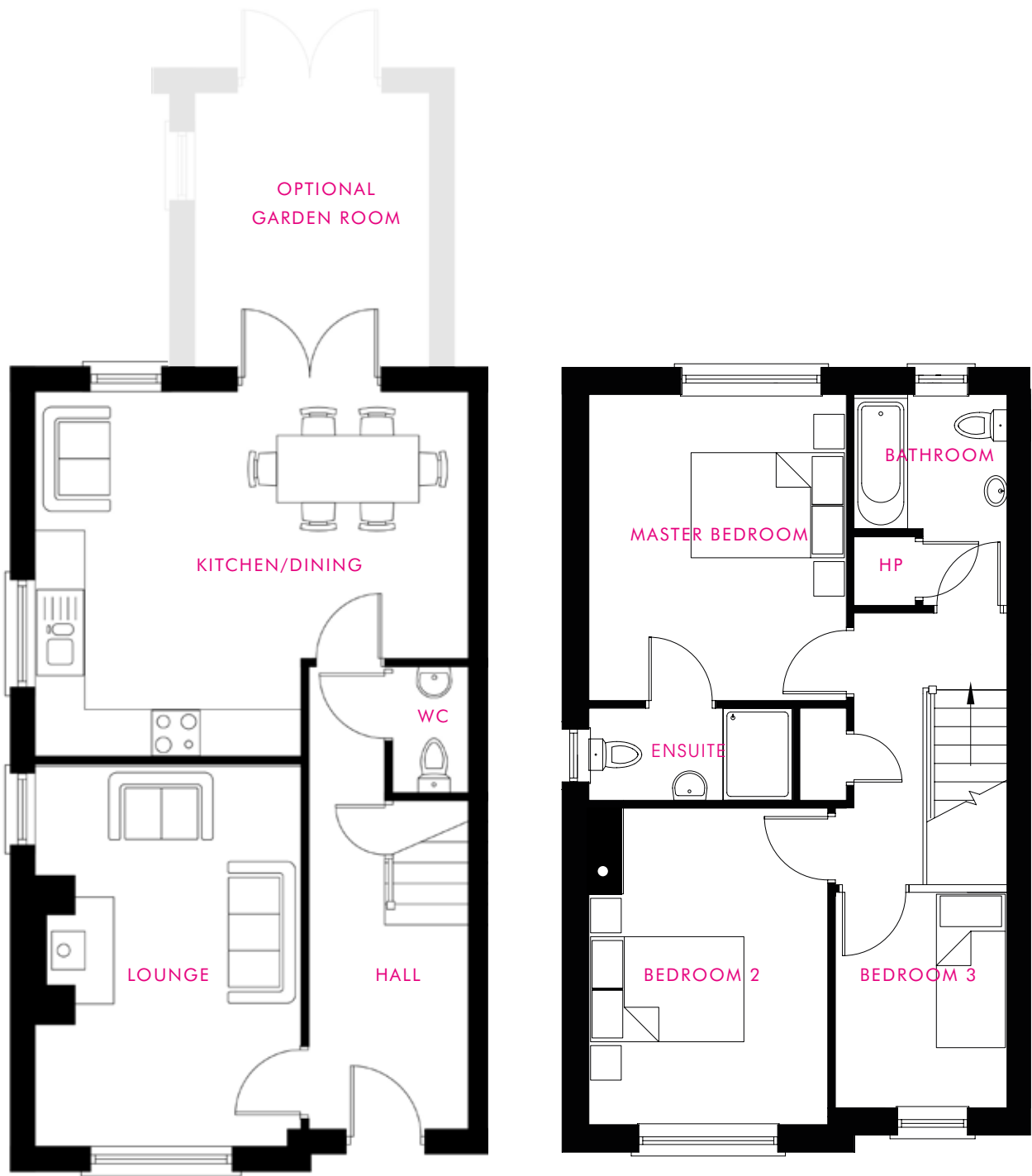


Plot: 144, 145



Plot: 116, 117

PLEASE NOTE:
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Ground Floor			First Floor		
Lounge	15'11" x 11'2"	4.85 x 3.40m	Master Bedroom	13'1" x 11'2"	4.00 x 3.40m
Kitchen/Dining	18'1" x 15'1"	5.50 x 4.60m	Ensuite	—	—
WC	—	—	Bedroom 2	13'5" x 10'2"	4.10 x 3.10m
			Bedroom 3	9'2" x 7'3"	2.80 x 2.20m
			Bathroom	—	—
			Store	—	—

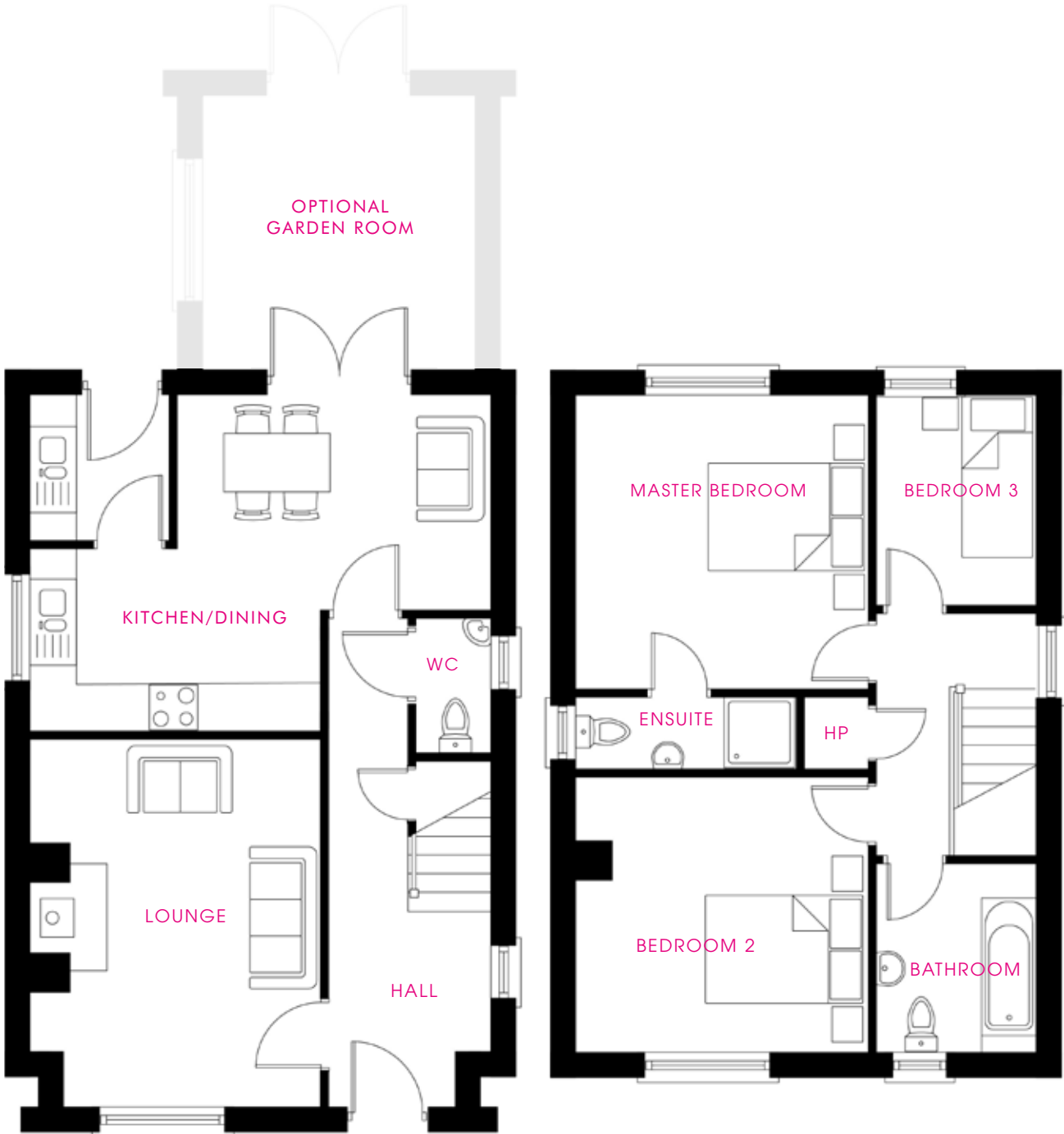
* All dimensions are based on the maximum room width and length.

Behan

- Three Bedroom Detached Home

Plots: 47, 53

1104 Sq Ft (Excluding optional Garden Room)



Ground Floor			First Floor		
Lounge	15'5" x 12'4"	4.69 x 3.75m	Master Bedroom	12'4" x 12'4"	3.77 x 3.76m
Kitchen/Dining	19'5" x 13'11"	5.92 x 4.25m	Ensuite	—	—
Utility	—	—	Bedroom 2	12'4" x 11'7"	3.77 x 3.53m
WC	—	—	Bedroom 3	9'0" x 6'9"	2.75 x 2.06m
			Bathroom	—	—
			Store	—	—

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

PLEASE NOTE:
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Russell

- Three Bedroom Semi-Detached Home

Plots: 48, 49, 50, 51, 52, 52a

925 Sq Ft (Excluding optional Garden Room)



Ground Floor			First Floor		
Lounge	15'5" x 10'5"	4.70 x 3.18m	Master Bedroom	13'9" x 10'5"	4.20 x 3.18m
Kitchen/Dining	17'5" x 11'1"	5.31 x 3.37m	Ensuite	—	—
WC	—	—	Bedroom 2	12'6" x 9'10"	3.82 x 3.00m
			Bedroom 3	7'3" x 7'3"	2.22 x 2.22m
			Bathroom	—	—
			Store	—	—

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

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LONGRIDGE

AT THE HOLLOWS, GILFORD ROAD, LURGAN

Sales Agents

For the latest information on availability and future developments at Longridge please visit our website: hilmarkhomes.com



028 3832 2244
www.jonesestateagents.com



028 3839 9911
www.hannath.com



Location

Longridge at The Hollows gives you a beautiful family home in a desirable area near the city and countryside, with easy access to the motorway and other major commuter routes to Belfast and surrounding towns.



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.

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028 3832 2244
www.jonesestateagents.com



028 3839 9911
www.hannadi.com

PHASE THREE