

DRAFT

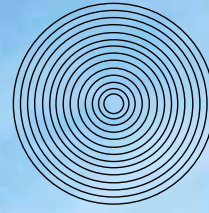
DRAFT

3 & 4 BEDROOM DETACHED  
AND SEMI DETACHED HOMES

BALLYGORE ROAD,  
ANTRIM

Location

**HILMARK  
HOMES**



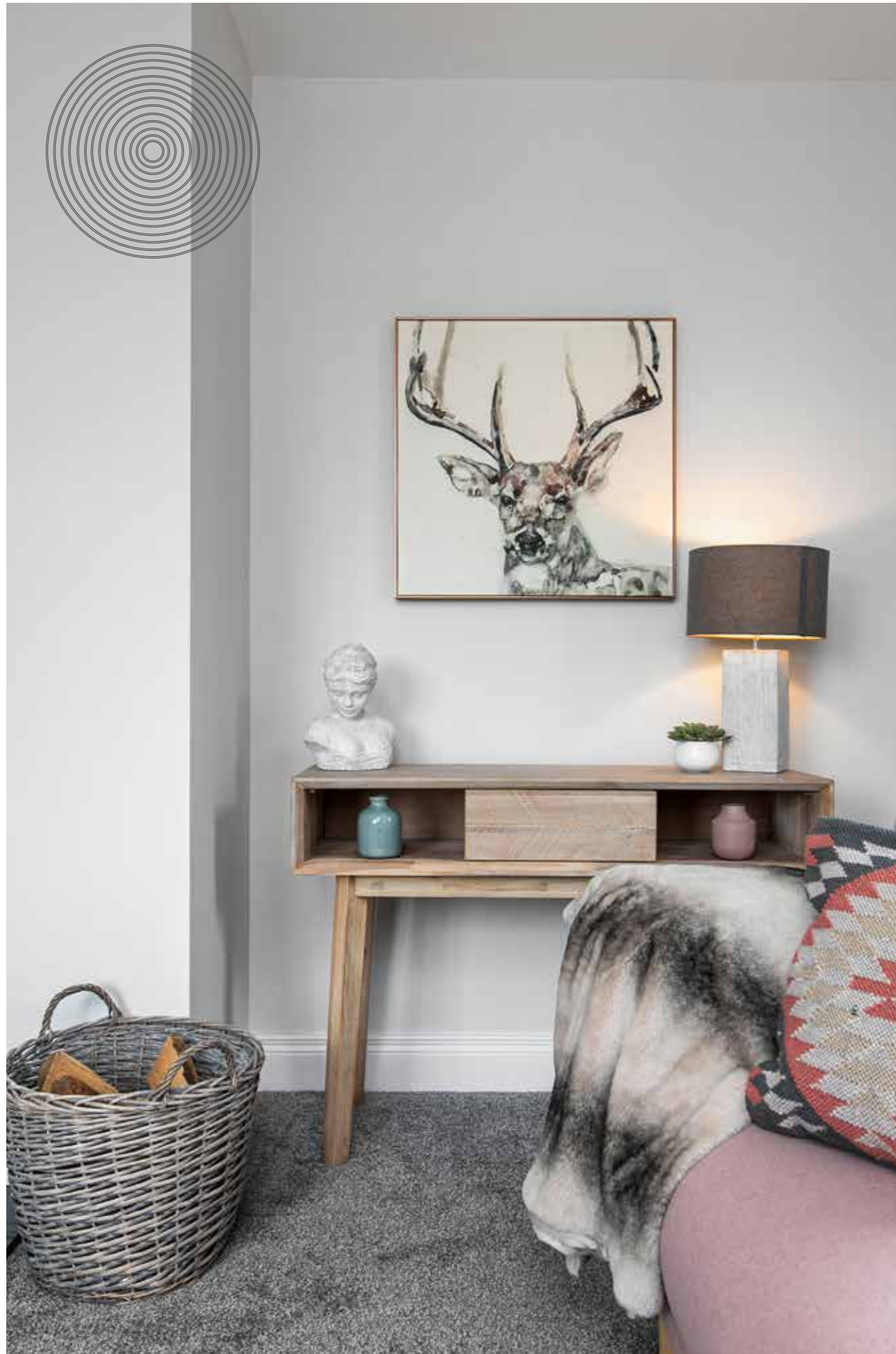
# OAKWOOD

| ANTRIM |

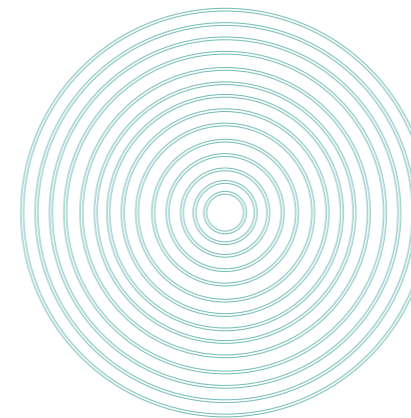


HOMES BUILT TO LAST.

DRAFT



## 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
- Inset electric flame fire
- Mains supply smoke, heat and Carbon Monoxide detectors
- Moulded skirting and architraves
- Solid Mexicano internal doors with painted finish and quality contemporary ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for BT 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 and back to wall toilets throughout
- Thermostatically controlled shower over bath with screen door where applicable
- Dual drencher shower fitting to either bathroom or ensuite
- Heated chrome towel radiator
- Wall hung vanity unit to either bathroom or en-suite
- LED recessed downlighters to main bathroom and ensuite

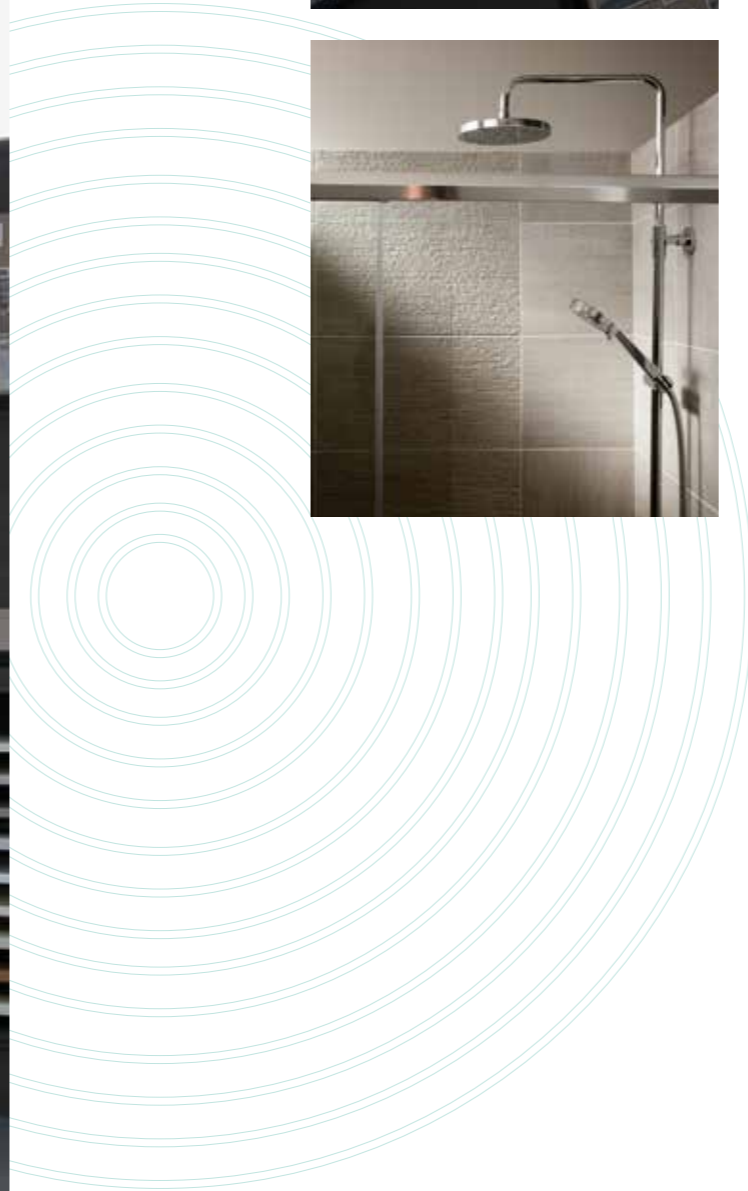
## Floor Coverings & Tilings

- 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

- PV solar panels fitted as standard
- Soft landscaping to front gardens (where applicable) in keeping with other houses in the development. Planting to be carried out Spring/Summer **(weather permitting)**
- Rear gardens rotovated and seeded in planting season **(weather permitting)**
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite contemporary front door with secure multi-locking system
- Outside water tap
- Boundary fencing to side and rear of gardens
- External socket
- 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.





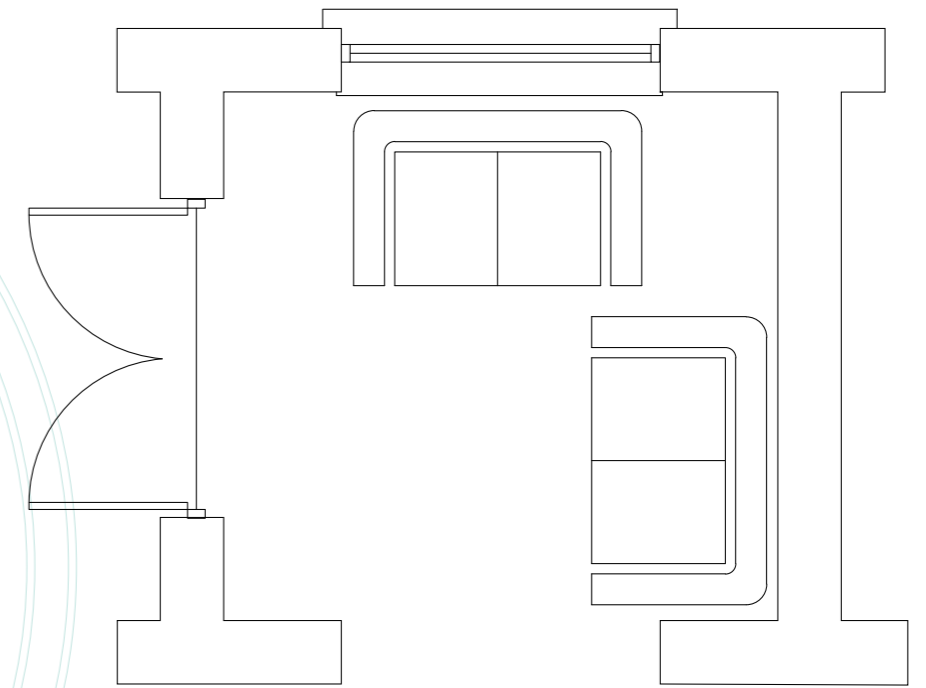
# Harnessing Solar Power for Energy Efficiency



## Solar Power.

Homes at **Oakwood** include solar panels as a standard feature. These panels capture energy from the sun and convert it into clean, renewable electricity that can be used to help power your home.

The panels are positioned to suit the orientation and layout of each property, helping to maximise exposure to sunlight. This thoughtful placement supports greater energy efficiency, can help reduce electricity costs, and contributes to lowering your home's environmental impact.

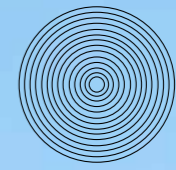


## Garden Room\*

Porcelain 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, also depending on current build status.**

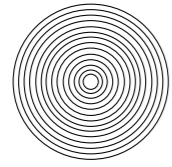
*Garden room layout for illustration purposes only. Door and window layouts may vary.*



# OAKWOOD

| ANTRIM |














# OAKWOOD

| ANTRIM |



## SITE PLAN

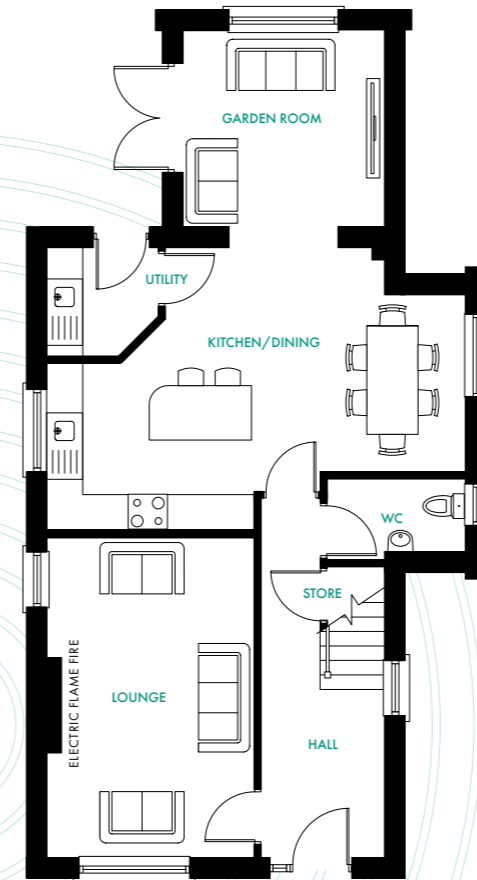
	<b>The Handel</b>	Four Bedroom Detached Home 127		<b>The Greenwich</b>	Four Bedroom Detached Home 134, 146		<b>The Mulberry</b>	Four Bedroom Semi-Detached Home 138, 139, 142, 143
	<b>The Pelham</b>	Four Bedroom Detached Home 128, 129, 140, 141		<b>The Brooklyn</b>	Four Bedroom Detached Home 135		<b>The Fordham</b>	Three Bedroom Detached Home 130
	<b>The Palmer</b>	Four Bedroom Detached Home 132, 133		<b>The Blackwell</b>	Four Bedroom Detached Home 131		<b>The Baxter</b>	Three Bedroom Semi-Detached Home 136, 137, 144, 145

# The Handel

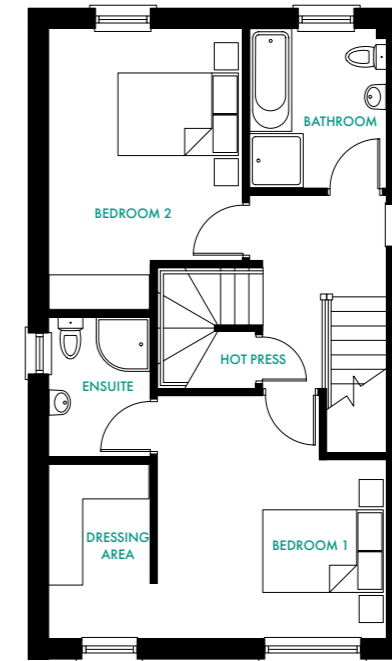
- Four Bedroom Detached Home With Garden Room

Plot: 127

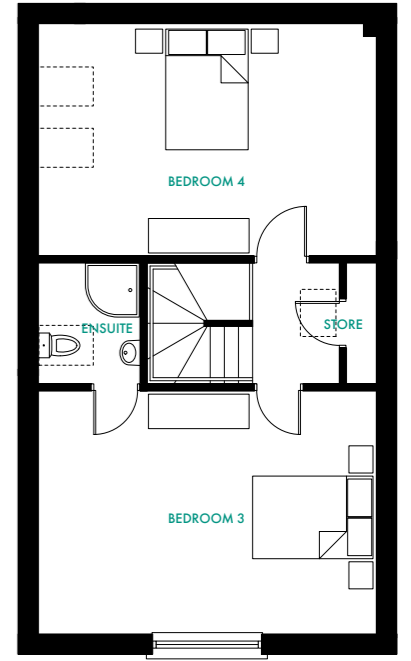
1972 Sq Ft — Including Garden Room



Ground Floor



First Floor



Second Floor



**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	17'5" x 11'3"	5.30 x 3.44m	Bedroom 1	13'3" x 12'6"	4.03 x 3.81m
Kitchen/Dining	22'10" x 15'5"	6.96 x 4.70m	Dressing Area	9'6" x 5'7"	2.90 x 1.69m
Garden Room	11'0" x 10'8"	3.36 x 3.25m	Ensuite	—	—
Store	—	—	Bedroom 2	15'4" x 10'7"	4.67 x 3.22m
Utility	—	—	Bathroom	—	—
WC	—	—	Second Floor		
			Bedroom 3	18'5" x 13'3"	5.61 x 4.03m
			Ensuite	—	—
			Bedroom 4	18'5" x 12'8"	5.61 x 3.85

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

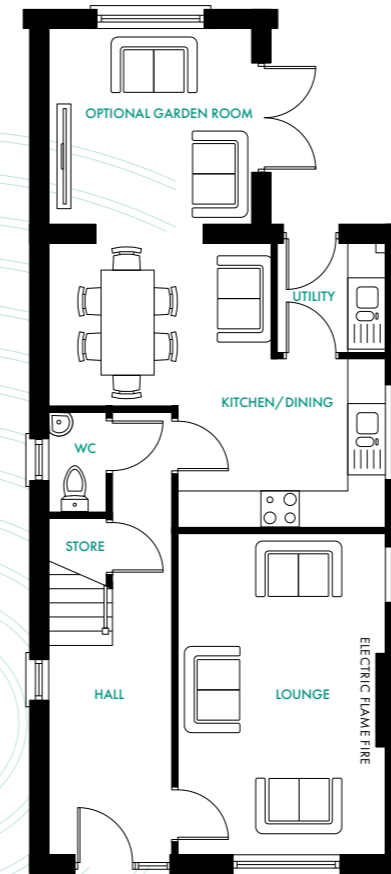
# The Pelham

- Four Bedroom Detached Home

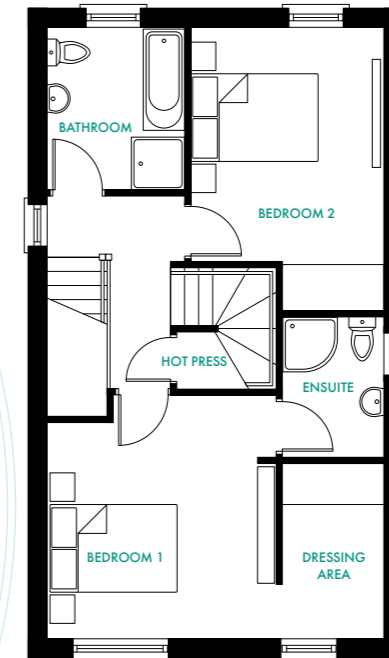
Plot 129 With Garden Room  
Plot 128, 140, 141

1770 Sq Ft

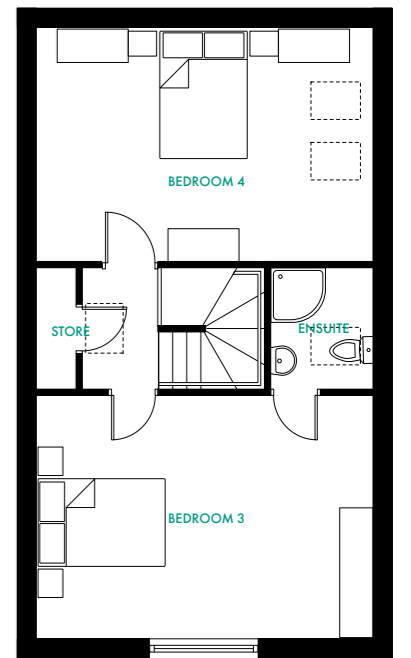
1904 Sq Ft — Site 129 with Garden Room



Ground Floor



First Floor



Second Floor



**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	17'5" x 11'3"	5.30 x 3.44m	Bedroom 1	13'3" x 12'6"	4.03 x 3.81m
Kitchen/Dining	18'5" x 15'5"	5.61 x 4.70m	Dressing Area	9'6" x 6'0"	2.90 x 1.69m
Garden Room	11'0" x 10'8"	3.36 x 3.25m	Ensuite	—	—
Store	—	—	Bedroom 2	15'4" x 10'7"	4.67 x 3.22m
Utility	—	—	Bathroom	—	—
WC	—	—	<b>Second Floor</b>		
			Bedroom 3	18'5" x 13'3"	5.61 x 4.03m
			Ensuite	—	—
			Bedroom 4	18'5" x 12'8"	5.61 x 3.85m

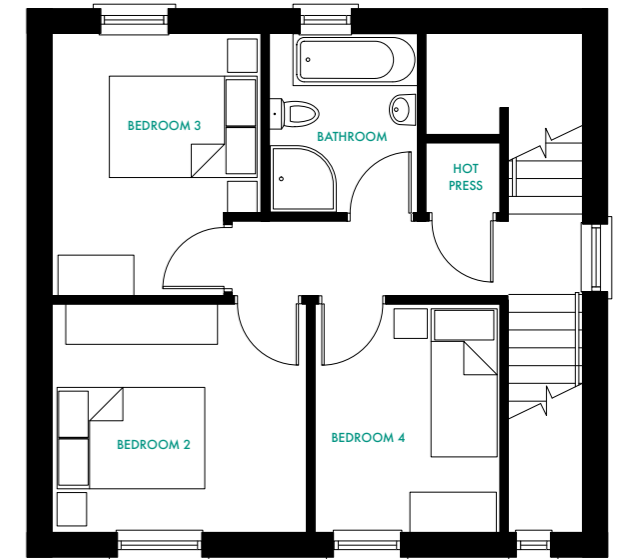
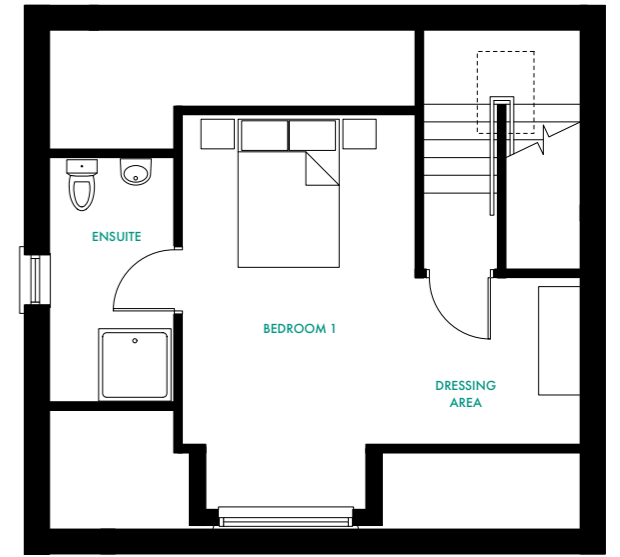
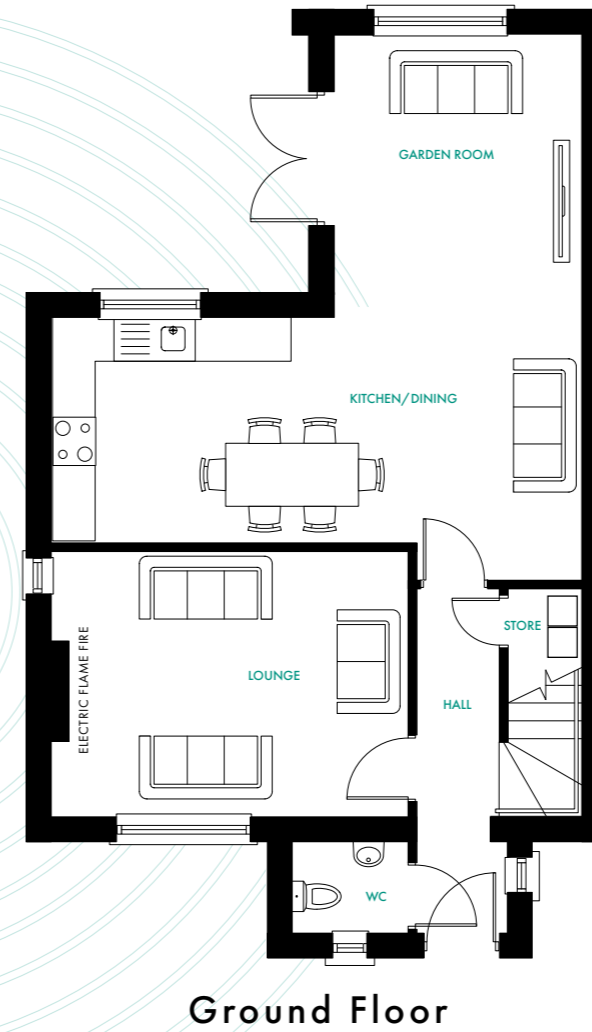
\* All dimensions are based on the maximum room width and length.

# The Palmer

- Four Bedroom Detached Home With Garden Room

Plot: 132, 133

1596 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	15'10" x 11'9"	4.83 x 3.58m	Bedroom 2	11'4" x 10'1"	3.45 x 3.08m
Kitchen/Dining	23'7" x 10'0"	7.19 x 3.04m	Bedroom 3	11'7" x 9'3"	3.54 x 2.83m
Garden Room	12'7" x 11'0"	3.83 x 3.36m	Bedroom 4	10'1" x 8'2"	3.08 x 2.50m
Utility	—	—	Bathroom	—	—
WC	—	—	<b>Second Floor</b>		
			Bedroom 1	17'6" x 10'4"	5.33 x 3.15m
			Dressing Area	7'5" x 7'4"	2.25 x 2.24m
			Ensuite	—	—

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

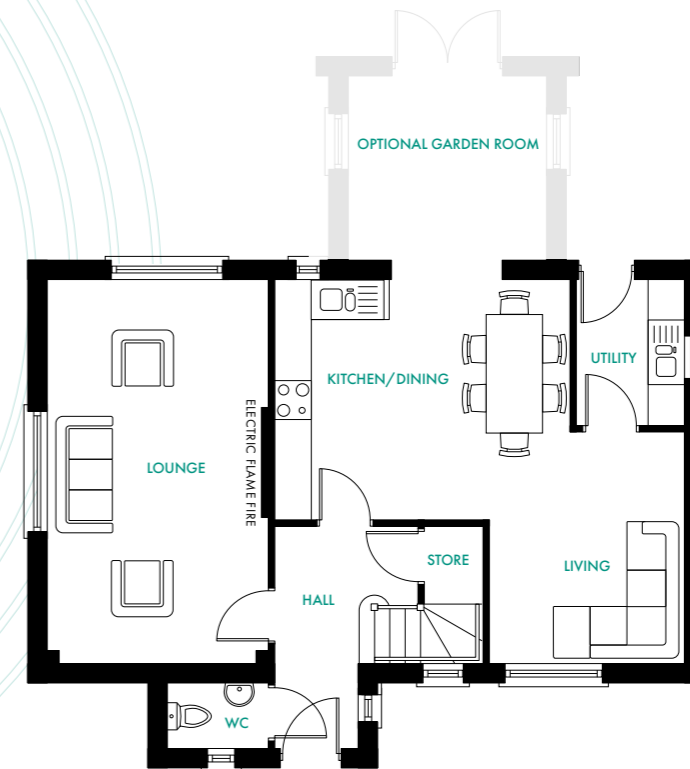
# The Greenwich

- Four Bedroom Detached Home

Plot: 134, 146

1435 Sq Ft

1542 Sq Ft — Including optional Garden Room



**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	20'7" x 11'8"	6.27 x 3.56m
Kitchen/Dining (Incl Utility)	21'10" x 13'0"	6.65 x 3.90m
Living Area	10'4" x 7'9"	3.16 x 2.37m
Optional Garden Room	10'5" x 10'0"	3.17 x 3.01m
Utility	—	—
WC	—	—

### First Floor

Bedroom 1	14'1" x 11'8"	4.28 x 3.56m
Ensuite	—	—
Bedroom 2	11'2" x 10'4"	3.40 x 3.16m
Bedroom 3	12'4" x 9'1"	3.75 x 2.76m
Bedroom 4	9'1" x 9'1"	2.78 x 2.76m
Bathroom	—	—

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

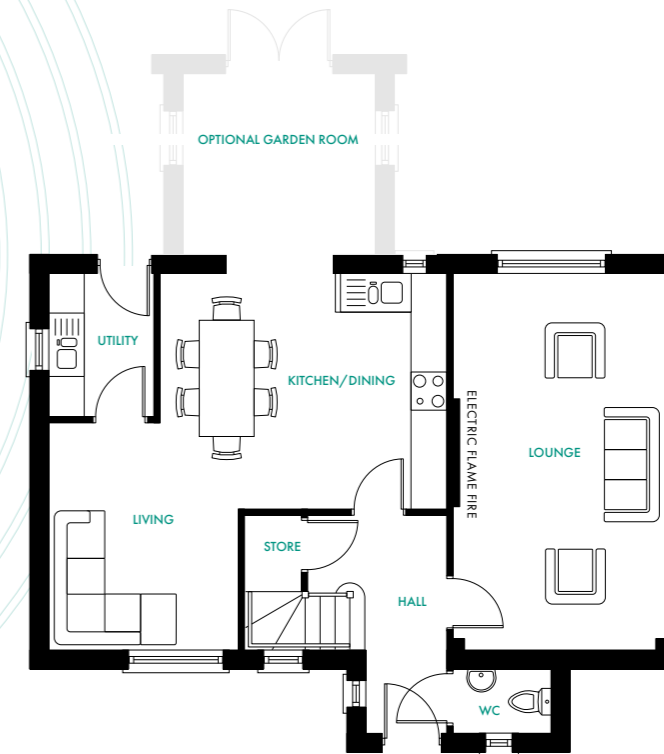
# The Brooklyn

- Four Bedroom Detached Home

Plot: 135

1435 Sq Ft

1542 Sq Ft — Including optional Garden Room



**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	20'7" x 11'8"	6.27 x 3.56m	Bedroom 1	14'1" x 11'8"	4.28 x 3.56m
Kitchen/Dining (Incl Utility)	21'10" x 13'0"	6.65 x 3.90m	Ensuite	—	—
Living Area	10'4" x 7'9"	3.16 x 2.37m	Bedroom 2	11'2" x 10'4"	3.40 x 3.16m
Optional Garden Room	10'5" x 10'0"	3.17 x 3.01m	Bedroom 3	12'4" x 9'1"	3.75 x 2.76m
Utility	—	—	Bedroom 4	9'1" x 9'1"	2.78 x 2.76m
WC	—	—	Bathroom	—	—

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

# The Blackwell

- Four Bedroom Detached Home

Plot: 131

1246 Sq Ft

1374 Sq Ft — Including Optional Garden Room



**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	16'10" x 13'9"	5.12 x 4.19m	Bedroom 1	14'0" x 12'0"	4.27 x 3.67m
Kitchen/Dining	15'9" x 13'1"	4.79 x 3.98m	Dressing Area	—	—
Optional Garden Room	11'0" x 10'8"	3.36 x 3.25m	Ensuite	—	—
Utility	—	—	Bedroom 2	12'0" x 8'10"	3.67 x 2.70m
WC	—	—	Bedroom 3	8'11" x 8'10"	2.72 x 2.70m
			Bedroom 4	12'6" x 8'11"	3.82 x 2.72m
			Bathroom	—	—

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

# The Mulberry

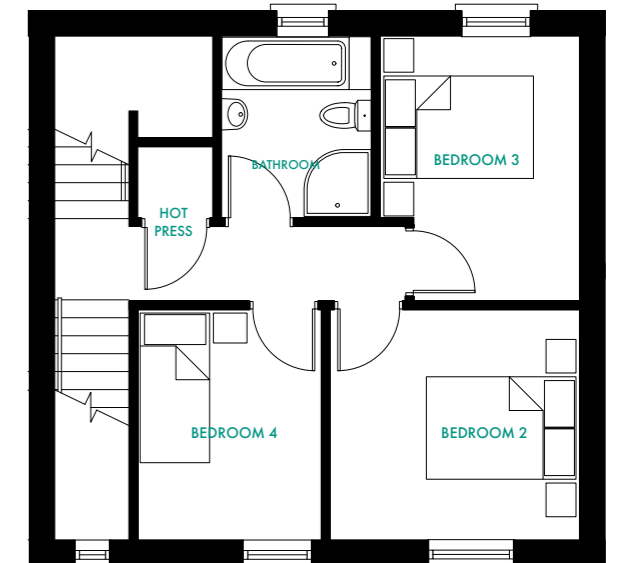
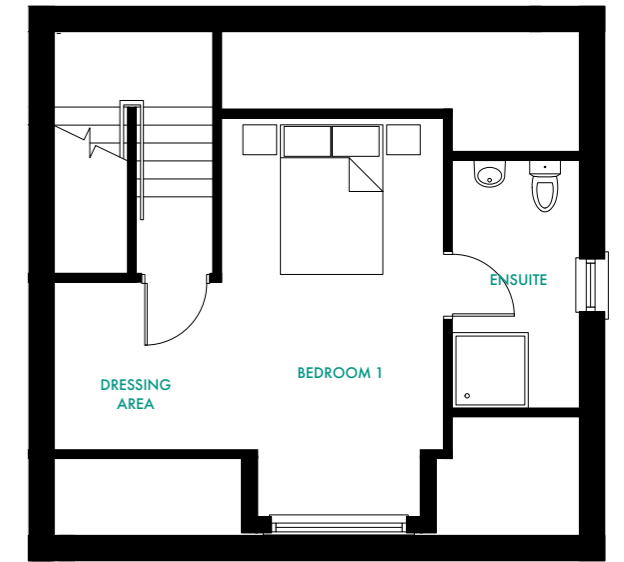
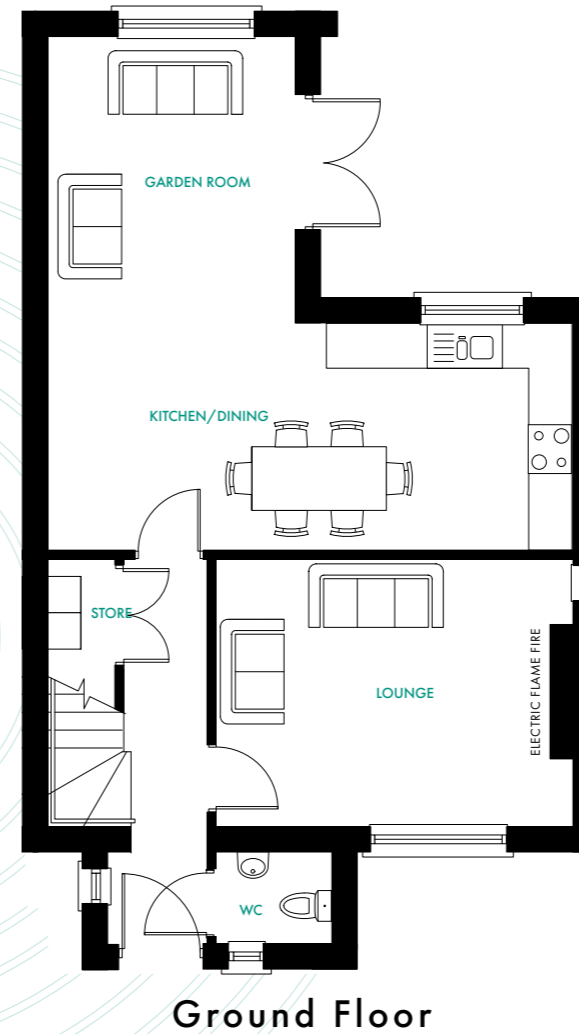
- Four Bedroom Semi-Detached Home With Garden Room

Plot: 138, 139, 142, 143

1564 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	15'8" x 11'9"	4.77 x 3.58m	Bedroom 2	10'11" x 10'1"	3.34 x 3.08m
Kitchen/Dining	23'1" x 11'8"	7.03 x 3.55m	Bedroom 3	11'7" x 8'10"	3.54 x 2.68m
WC	—	—	Bedroom 4	10'1" x 8'0"	3.08 x 2.45m
Garden Room	11'5" x 10'11"	3.49 x 3.32	Bathroom	—	—
Second Floor					
Bedroom 1	17'6" x 9'10"	5.33 x 2.99m			
Dressing Area	10'1" x 8'0"	3.08 x 2.45m			
Ensuite	—	—			

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

# The Fordham

- Three Bedroom Detached Home

Plot: 130

1339 Sq Ft — Including Garden Room



**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	14'0" x 12'1"	4.27 x 3.68m	Bedroom 1	14'8" x 10'2"	4.47 x 3.11m
Kitchen/Dining	25'9" x 15'5"	7.86 x 4.71m	Dressing Area	7'10" x 5'7"	2.38x1.69m
Garden Room	11'0" x 10'8"	3.36 x 3.26m	Ensuite	—	—
Utility	—	—	Bedroom 2	11'5" x 9'7"	3.48 x 2.91m
WC	—	—	Bedroom 3	9'3" x 8'3"	2.81 x 2.52m
			Bathroom	—	—

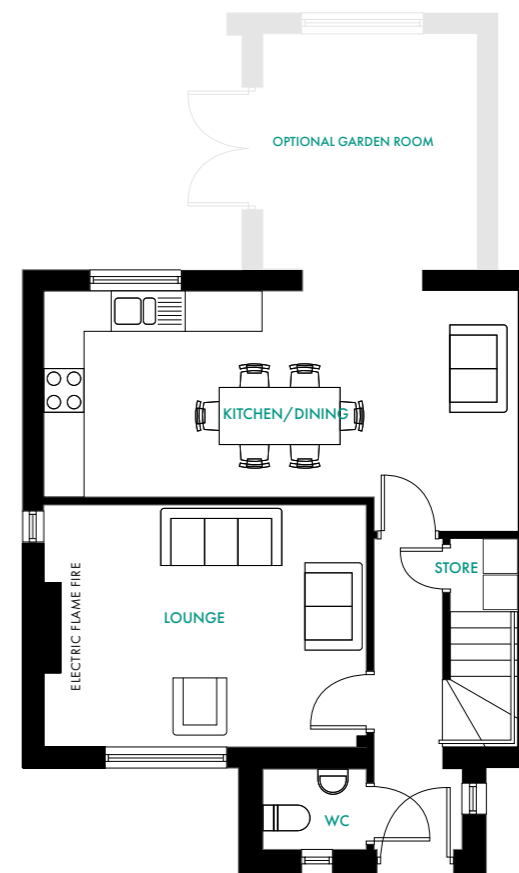
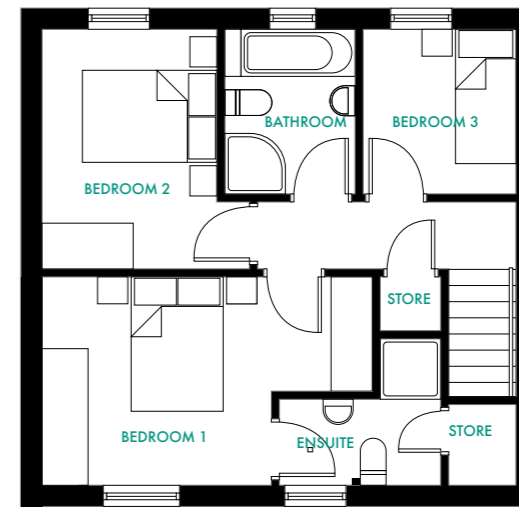
\* All dimensions are based on the maximum room width and length.

# The Baxter

- Three Bedroom Semi-Detached Home

Plot: 136, 137, 144, 145

1061 Sq Ft  
1189 Sq Ft — Including Optional Garden Room



**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	15'8" x 11'9"	4.77 x 3.58m	Bedroom 1	16'1" x 10'1"	4.89 x 3.08m
Kitchen/Living/Dining	23'1" x 10'0"	7.03 x 3.04m	Ensuite	—	—
Optional Garden Room	11'5" x 10'4"	3.47 x 3.14m	Bedroom 2	11'7" x 8'6"	3.54 x 2.58m
Utility	—	—	Bedroom 3	8'0" x 7'6"	2.43 x 2.28m
WC	—	—	Bathroom	—	—

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



  
**OAKWOOD**  
 | ANTRIM |



## 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:



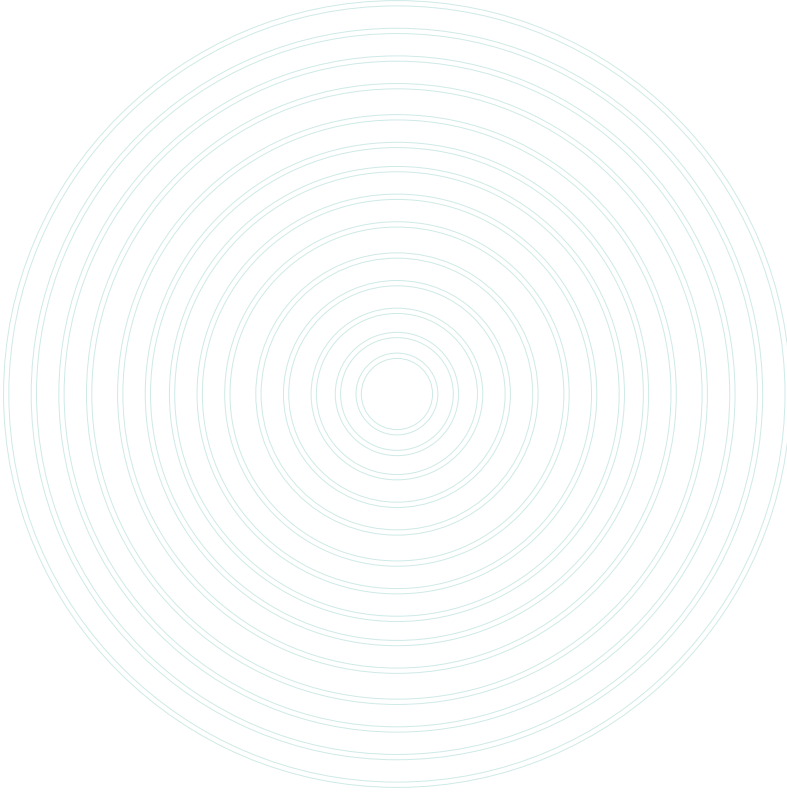
Portstewart  
028 7083 5444  
www.philiptweedie.com



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



DRAFT



DRAFT

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.

SALES AGENT:



028 7083 5444  
[www.philiptweedie.com](http://www.philiptweedie.com)



028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)

[www.hilmarkhomes.com](http://www.hilmarkhomes.com)