

From:
On To:
Through to:

MARKETHILL ROAD
CAVANACAW ROAD
WOODFORD DRIVE

4 BEDROOM DETACHED HOMES



WOODFORD VILLAS

ARMAGH



**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. As well as being contemporary and stylish, Move-In-Ready homes, each of the 24 units available at Woodford Villas offer a truly unique blend of location and lifestyle.

Surrounded by traditional bungalows and detached homes, Woodford Villas offers easy access to schools, local high street shopping, and all major commuter links to Belfast and surrounding hubs. Whichever way you choose to travel you couldn't ask for a more desirable setting in the historic city of Armagh.

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 Select and Refine ranges to create your own personal touch.

Whether you're looking for your first home or something new, Woodford Villas 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, the comprehensive, modern turnkey specification of Woodford Villas offers the very best in terms of quality products and stylish finishes.

Kitchens & Utility Rooms

- High quality units with choice of door and handle
- Choice of quartz worktop with under mounted sink to kitchen
- Choice of laminate worktop to utility
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Plumbing for a washing machine
- Concealed under lighting to kitchen units
- Recessed LED down lighting to kitchen ceiling

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
- TV points in Lounge, Kitchen/Dining, Master Bedroom and Optional Garden Room (if applicable)
- Wiring for future satellite point
- Gas fired central heating system
- Integral Alarm System

Bathrooms, Ensuites & WC's

- Contemporary white sanitary ware with chrome fittings
- Recessed LED down lighters to ceiling in bathroom and ensuite
- Chrome towel radiators to main bathroom & ensuite
- Dual drencher shower to bathroom or ensuite
- Vanity unit in choice of colour to bathroom or ensuite

Floor Coverings & Tiling

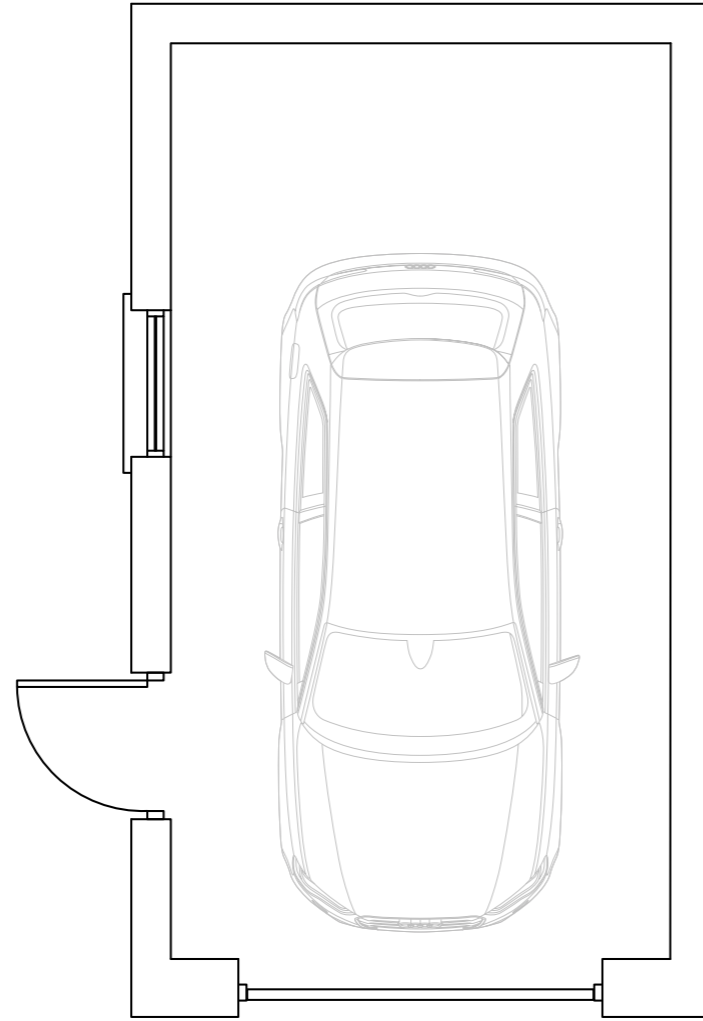
- Co-ordinated ceramic wall tiling between kitchen units
- Tiled flooring to kitchen/dining/utility & hall
- Tiled flooring to optional sunroom (where applicable)
- Partial wall tiling to bathroom, ensuites and WCs
- Separate fully tiled shower enclosures
- Carpets with under felt to lounge, bedrooms, stairs and landings

External Features

- Front gardens to be turfed
- Rear gardens to be seeded in planting season
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Composite front door with secure multi-locking system
- External water tap
- External power socket
- Boundary fencing to side and rear
- Feature external lighting to front door
- 10 year structural warranty



Optional Extras



Garage*

Built with a render finish to match your new home

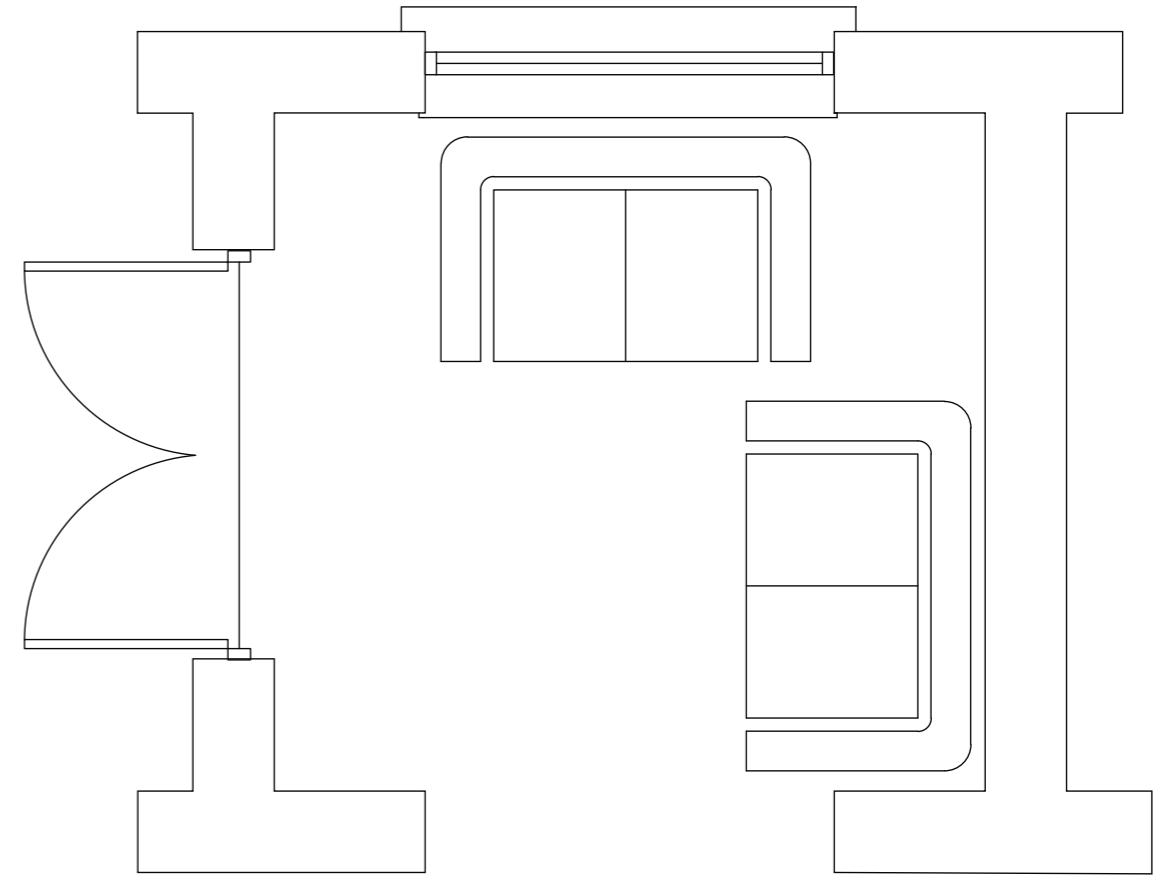
Roller shutter front door

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**

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





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Site Layout



The Oxford — Four Bedroom Detached Chalet
1708 Sq Ft
Plots: 1, 2, 3, 7*, 12

*Plot 7 has a unique window layout for bedroom 3.



The Georgia — Four Bedroom Detached House
1559 Sq Ft
Plots: 5, 6, 9, 13, 16, 18, 24



The Milford — Four Bedroom Detached House
1349 Sq Ft
Plots: 4, 8, 10, 11, 14, 15, 17, 19, 20, 21, 22, 23

The Oxford

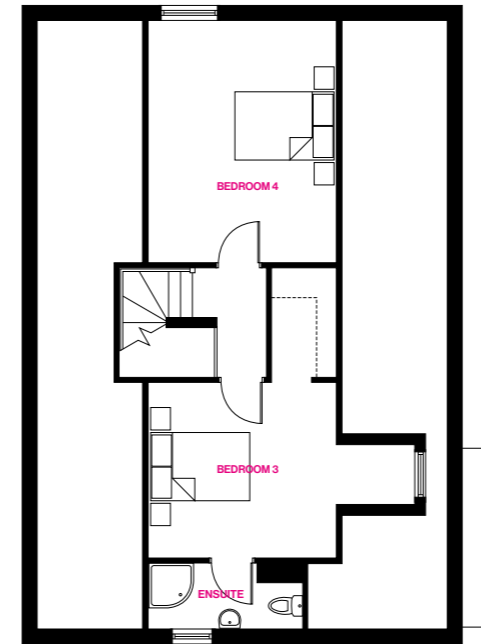
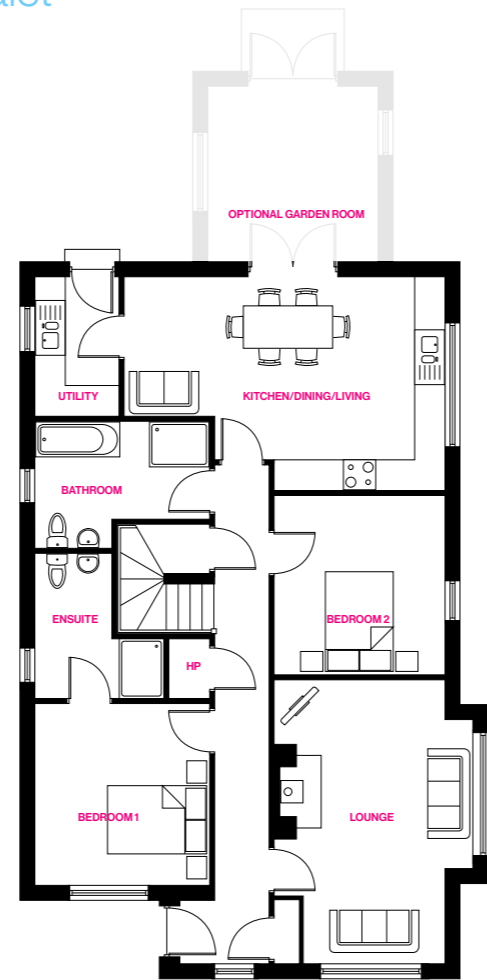
— Four Bedroom Detached Chalet

Plots: 1, 2, 3, 7*, 12

1708SqFt



Plots: 1, 2, 3, 7*, 12



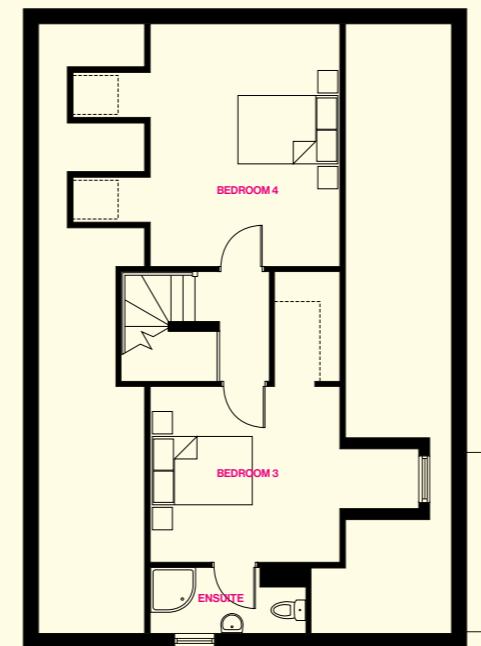
Ground Floor

Lounge	18'8" x 13'5"	5.70 x 4.10m
Kitchen/Dining/Living	21'3" x 14'1"	6.48 x 4.29m
Utility	—	—
Bedroom 1 Ensuite	12'0" x 11'7"	3.65 x 3.53m
Bedroom 2	11'10" x 11'4"	3.60 x 3.45m
Bathroom	—	—

First Floor

Bedroom 3 Ensuite	16'0" x 12'6"	4.87 x 3.80m
Bedroom 4	18'4" x 11'7"	5.60 x 3.52m

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



* Plot 7: First floor plan above.



Plot: 7 — This plot has unique window layouts for bedroom 4.

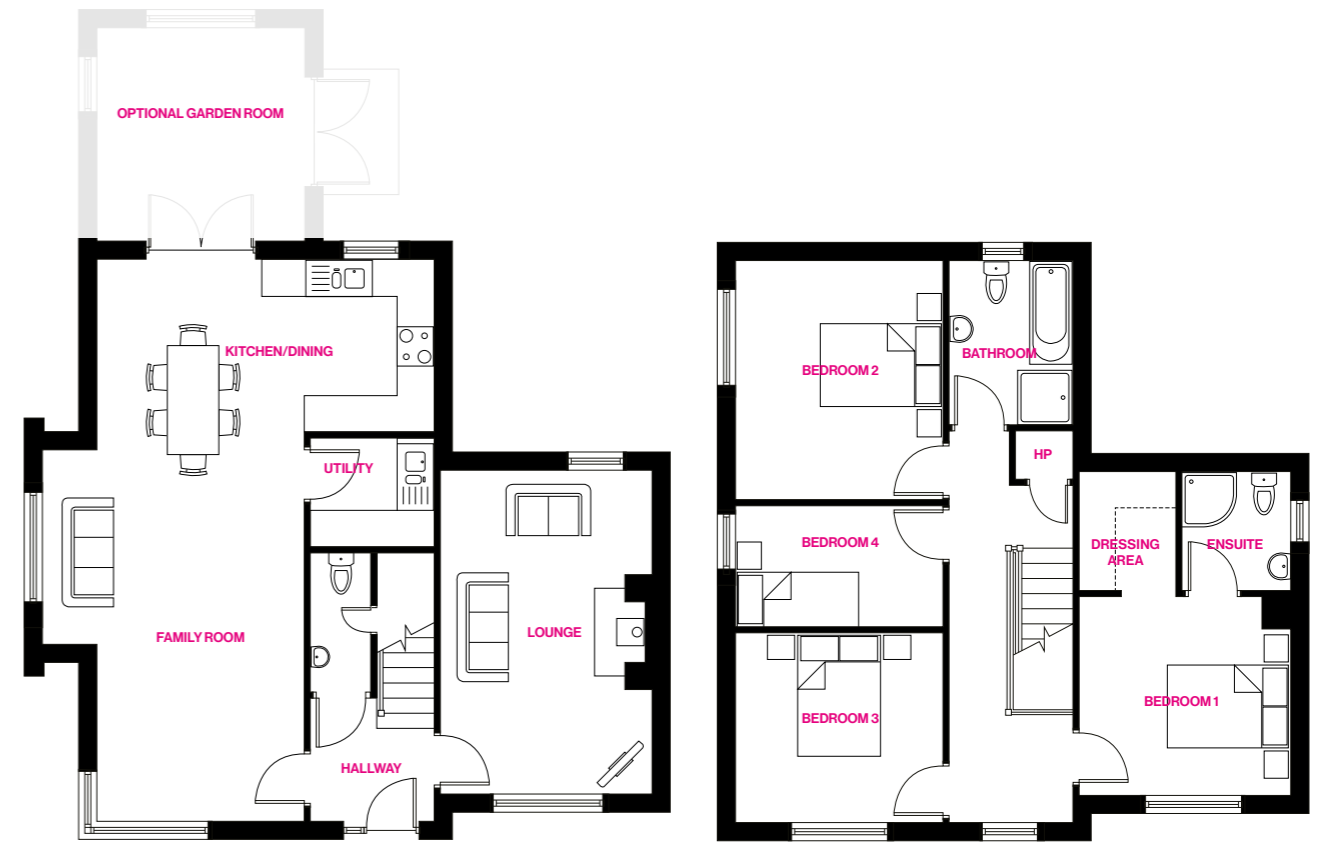


The Georgia

— Four Bedroom Detached Home

Plots: 5, 6, 9, 13, 16, 18, 24

1559 Sq Ft



Ground Floor

Lounge	17'7" x 11'6"	5.35 x 3.50m
Kitchen/Dining	18'4" x 9'5"	5.60 x 2.90m
Family Area	20'10" x 14'0"	6.40 x 4.30m
Utility	—	—

First Floor

Bedroom 1	11'6" x 10'9"	3.50 x 3.28m
Dressing Area	—	—
Ensuite	—	—
Bedroom 2	13'0" x 11'3"	3.95 x 3.43m
Bedroom 3	11'3" x 10'4"	3.43 x 3.14m
Bedroom 4	11'3" x 6'7"	3.43 x 2.00m
Bathroom	—	—

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



The Milford

— Four Bedroom Detached Home

Plots: 4, 8, 10, 11, 14, 15, 17, 19, 20, 21, 22, 23

1349SqFt



Ground Floor

Lounge	15'2" x 15'0"	4.63 x 4.57m
Kitchen/Dining	18'8" x 13'6"	5.69 x 4.12m
Utility	—	—

First Floor

Bedroom 1	15'3" x 10'8"	4.65 x 3.25m
Ensuite	—	—
Bedroom 2	12'6" x 12'0"	3.82 x 3.67m
Bedroom 3	12'0" x 11'9"	3.67 x 3.57m
Bedroom 4	9'11" x 9'0"	3.01 x 2.75m
Bathroom	—	—

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

Location Map



Site Location



Selling Agents



028 3752 8888
www.cps-property.com



028 3751 1166
www.propertylink-ni.com



WOODFORD VILLAS - DIRECTIONS

From: MARKETHILL ROAD
On To: CAVANACAW ROAD

Left On To: WOODFORD DRIVE
Right On To: WOODFORD DRIVE
Left To: WOODFORD VILLAS



SALES AGENT:



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