

# PHASE THREE

2 BEDROOM APARTMENTS,  
3 & 4 BEDROOM DETACHED  
& SEMI-DETACHED HOMES

PRINCE REGENT AVENUE  
NORTH ROAD  
NEWTOWNARDS

Location:  
Onto:

**HILMARK  
HOMES**



# REGENT PARK

NORTH ROAD, NEWTOWNARDS

TRADITIONAL HOMES / HISTORIC SURROUNDINGS



# REGENT PARK

NORTH ROAD, NEWTOWNARDS



TRADITIONAL HOMES / HISTORIC SURROUNDINGS

STRANGFORD LOUGH

# Regent Park

**Sitting proudly on the northernmost tip of the rolling Strangford Lough landscape, Regent Park is another prestigious member of the growing family of outstanding move-in-ready houses from Hilmark Homes.**

A mere 10 miles from the heart of Belfast on the Ards Peninsula, we've created a unique development that allows

you to seamlessly balance career, family and recreation for the very best of Northern Ireland living.

It's the exceptional mix of quality build and traditional living in a highly desirable location that lifts Regent Park far above the rest.

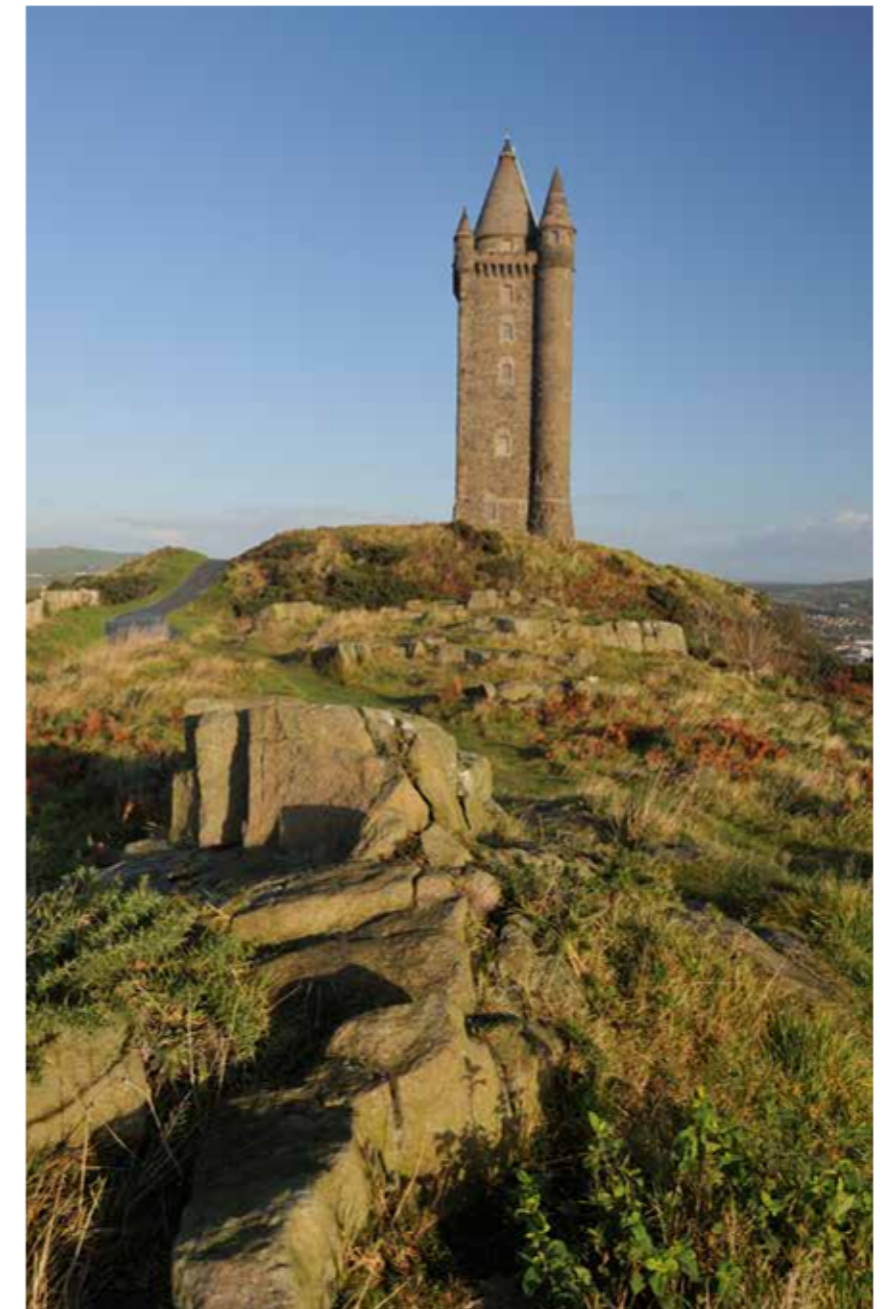
# Surrounding Area

**Overlooked by the iconic Scrabo Tower and only minutes from unforgettable settings such as the UNESCO world heritage site Mount Stewart and Grey Abbey, home to world class antique shops, Newtownards is a large town with a little bit of everything.**

Enjoy the peaceful solitude as you walk along the shores of Strangford Lough, join the

crowd and cheer on the local rugby, cricket and football teams or meet family and friends at one of the many restaurants, bars and pubs.

And with a wealth of shopping, excellent schools and historic churches, there's something to make everyone feel right at home.





# Hilmark Homes

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**Every Regent Park home is designed to blend naturally with its environment and complement the surrounding architecture.**

Featuring truly unique designs, your future home is constructed by skilled local craftsmen using carefully selected materials. We carefully consider every element in each new home. Hilmark Homes encourage you to truly make your home your own by adding your personal touch to the finished design from our style and refine range.

With Hilmark Homes we promise your new home will always be unique, always considered and always built for you.

**HILMARK  
HOMES**

# Specification

## Kitchen & Utility

- High quality units with choice of door, worktop and handle
- Integrated appliances to include gas hob, electric oven, extractor fan, fridge/freezer & dishwasher
- LED under lighting to kitchen units
- Recessed LED down lighters to ceilings in kitchen
- Porcelain floor tiling
- Ceramic wall tiling between kitchen units
- Integrated washing machine where no utility
- Plumbing for washing machine in utility where applicable

## Bathroom, En suites & WC

- Contemporary white sanitary ware with chrome fittings
- Full height porcelain tiling to shower enclosure in main bathroom where applicable
- Chrome towel radiators in bathroom and ensuite
- Recessed LED down lighters to ceilings in bathroom and ensuite
- Choice of porcelain partial wall tiling to bathroom and ensuite
- Choice of porcelain floor tiles to bathroom and ensuite
- Dual drencher showerhead to ensuite
- Choice of ceramic splashback to WC sink

*\* A management company will be set up by the developer and each home owner will be a member. An annual fee will be payable to the management company to allow for maintenance and insurance of common areas.*



## Internal Features

- Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)
- Choice of stove with granite or slate hearth (Except The Ladywell)
- Mains supply smoke & carbon monoxide detectors
- Moulded skirting and architraves with painted finish
- Painted internal doors with quality ironmongery
- Carpets to lounge, bedrooms, stairs and landings with underlay
- Porcelain tiles to hallway
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for future satellite point
- Gas fired central heating
- Integral alarm system
- Energy efficient fittings/bulbs to all rooms
- High thermal insulation and energy efficiency rating

## External Features

- Timber frame construction (Except the Ladywell)
- Traditional Masonry Construction to the Ladywell
- Soft landscaping to front gardens (where applicable).
- Front gardens to be turfed
- Rear gardens rotovated and seeded in next planting season - weather dependant.
- Bitmac driveway
- Tobermore pavers to front
- uPVC double glazed windows and uPVC rear door with lockable system
- Composite front door with secure multi locking system
- Outside water tap
- External socket
- External lighting to front and rear doors
- 10 year NHBC structural warranty



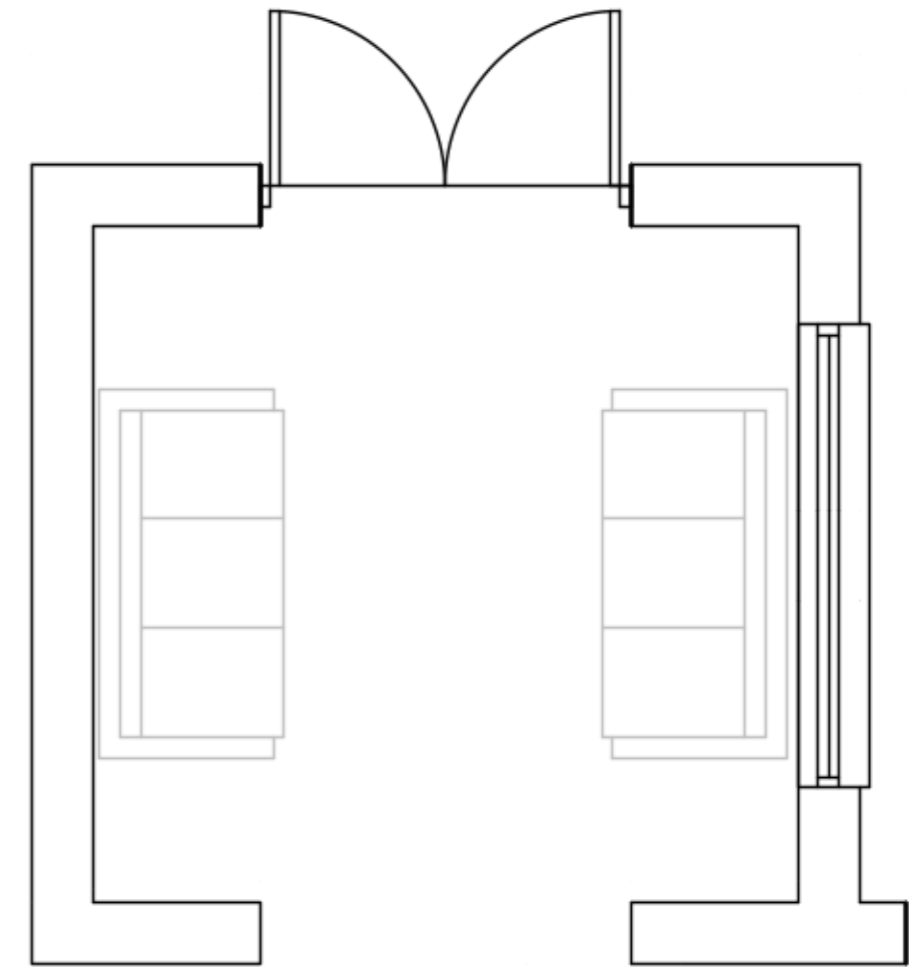
## Optional Extras

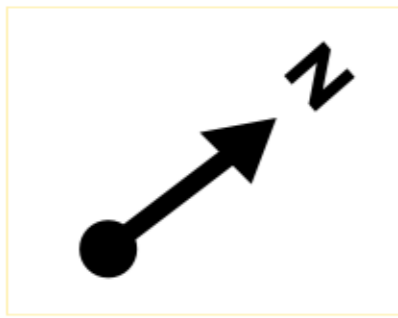
### Garden Room\*

With 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**








**Note: Garden room drawing is for illustration purposes only, door & window layouts may vary**







# Site Plan

-  **The Coombe** - Four Bedroom Detached Home  
*Plots:* 112, 115
-  **The Hampton** - Four Bedroom Detached Home  
*Plots:* 114
-  **The Hazelwood** - Four Bedroom Detached Home  
*Plots:* 117
-  **The Earlsfield** - Four Bedroom Detached Home  
*Plots:* 113, 116
-  **The Kensington** - Four Bedroom Detached Home  
*Plots:* 50
-  **The Fitzrovia** - Four Bedroom Detached Home  
*Plots:* 1
-  **The Fulham** - Four Bedroom Detached Home  
*Plots:* 43, 44, 47

-  **The Collingham** - Three Bedroom Detached Home  
*Plots:* 2, 7, 8
-  **The Harrington** - Three Bedroom Detached Home  
*Plots:* 13
-  **The Bayswater** - Four Bedroom Semi-Detached Home  
*Plots:* 45, 46
-  **The Westbourne** - Three Bedroom Semi-Detached Home  
*Plots:* 3, 4, 5, 6
-  **The Hurlingham** - Three Bedroom Semi-Detached Home  
*Plots:* 10, 12, 48
-  **The Belgravia** - Three Bedroom Semi-Detached Home  
*Plots:* 9, 11, 49
-  **The Ladywell** - Two Bedroom Apartments  
*Plots:* 108, 109, 110, 111

**Key**

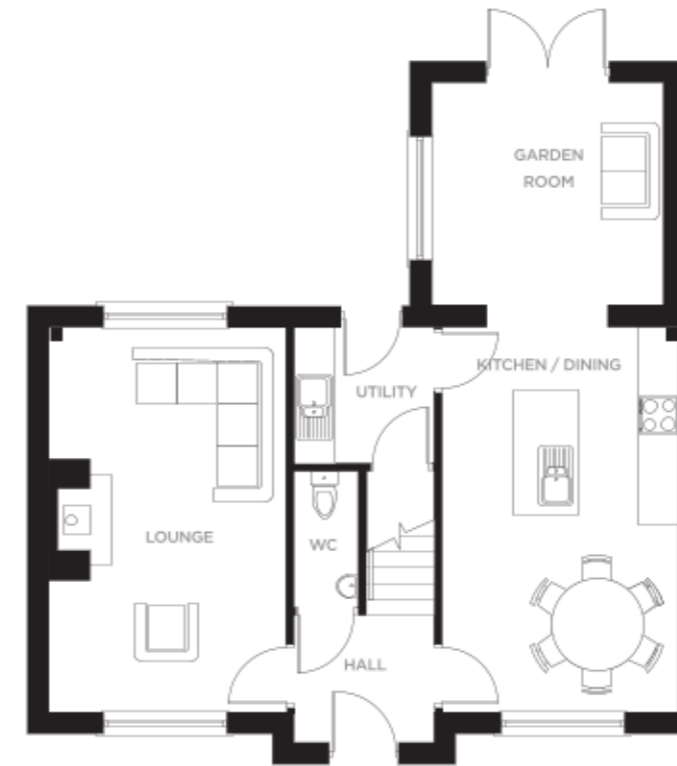
	Privacy Wall
	Retaining Wall

# The Coombe

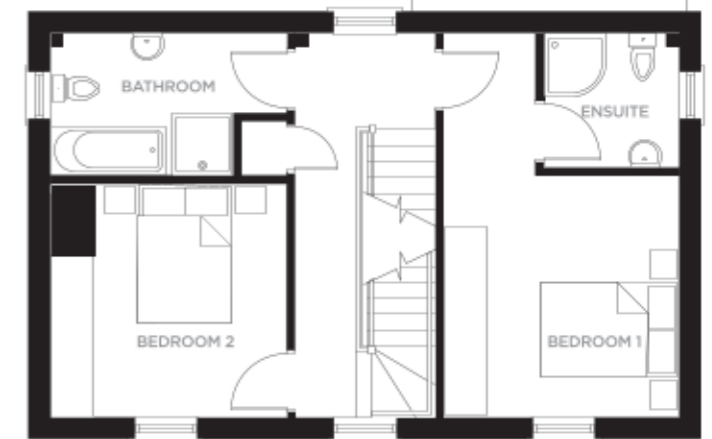
- Four Bedroom Detached Home With Garden Room

Plots: 112, 115

1674 Sq Ft



Ground Floor



First Floor

## Ground Floor

Lounge	18'7" x 11'5"	5.66 x 3.48m
Kitchen/Dining	18'7" x 11'5"	5.66 x 3.48m
Utility	—	—
WC	—	—
Garden Room	11'2" x 10'9"	3.41 x 3.27m

## First Floor

Bedroom 1	18'7" x 11'5"	5.66 x 3.48m
Ensuite	—	—
Bedroom 2	11'5" x 11'3"	3.48 x 3.44m
Bathroom	—	—

## Second Floor

Bedroom 3	14'8" x 11'5"	4.46 x 3.48m
Bedroom 4	14'8" x 11'5"	4.46 x 3.48m
Shower Room	—	—
Store	—	—



Second Floor

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



# The Hampton

- Four Bedroom Detached Home

Plots: 114

1530 Sq Ft

With optional Garden Room 1656 Sq Ft



Ground Floor			First Floor		
Lounge	20'3" x 12'0"	6.16 x 3.67m	Bedroom 1	15'11" x 12'0"	4.84 x 3.67m
Kitchen/Dining	20'1" x 19'4"	6.13 x 5.89	Ensuite	—	—
Utility	—	—	Bedroom 2	12'1" x 9'9"	3.69 x 2.98m
Store	—	—	Bedroom 3	12'1" x 9'2"	3.69 x 2.79m
WC	—	—	Bedroom 4	9'10" x 6'11"	3.00 x 2.10m
Optional Garden Room	11'2" x 10'9"	3.41 x 3.27m	Bathroom	—	—

# The Hazelwood

- Four Bedroom Detached Home

Plots: 117

1425 Sq Ft



Ground Floor			First Floor		
Lounge	16'7" x 15'3"	5.05 x 4.64m	Bedroom 1	16'7" x 12'8"	5.05 x 3.86m
Kitchen/Dining	17'8" x 15'8"	5.39 x 4.77m	Ensuite	—	—
Utility	—	—	Bedroom 2	12'8" x 11'10"	3.86 x 3.60m
Store	—	—	Bedroom 3	11'10" x 9'11"	3.60 x 3.03m
WC	—	—	Bedroom 4	9'11" x 9'3"	3.03 x 2.83m
			Bathroom	—	—
			Store	—	—

# The Earlsfield

- Four Bedroom Detached Home

Plots: 113, 116

**1425 Sq Ft**

With optional Garden Room **1564 Sq Ft**



## Ground Floor

Lounge	16'7" x 15'3"	5.05 x 4.66m
Kitchen/Dining	17'8" x 15'8"	5.39 x 4.77m
Store	—	—
Utility	—	—
WC	—	—
Optional Garden Room	12'2" x 10'6"	3.72 x 3.19m

## First Floor

Bedroom 1	16'7" x 12'8"	5.05 x 3.86m
Ensuite	—	—
Bedroom 2	11'10" x 9'11"	3.60 x 3.03m
Bedroom 3	12'8" x 11'10"	3.86 x 3.60m
Bedroom 4	9'11" x 9'3"	3.03 x 2.83m
Bathroom	—	—



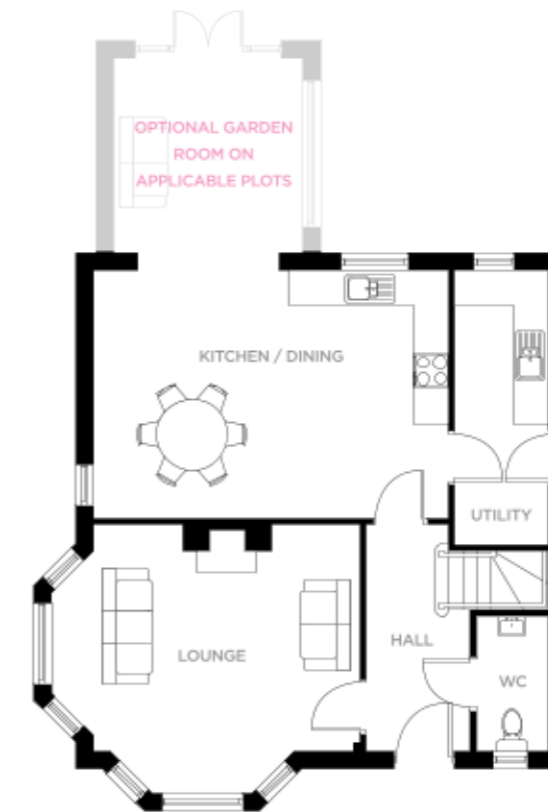
# The Kensington

- Four Bedroom Detached Home

Plots: 50

1414 Sq Ft

With optional Garden Room 1538 Sq Ft



Ground Floor			First Floor		
Lounge	17'2" x 15'0"	5.24 x 4.57m	Bedroom 1	12'8" x 10'11"	3.87 x 3.33m
Kitchen/Dining	19'9" x 13'10"	6.03 x 4.22m	Dressing Area	6'5" x 3'11"	1.96 x 1.20m
Utility	—	—	Ensuite	—	—
WC	—	—	Bedroom 2	12'0" x 9'9"	3.67 x 2.98m
Optional Garden Room	10'10" x 10'7"	3.30 x 3.22m	Bedroom 3	12'0" x 9'0"	3.67 x 2.75m
			Bedroom 4	10'6" x 10'2"	3.20 x 3.10m
			Bathroom	—	—
			Store	—	—

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

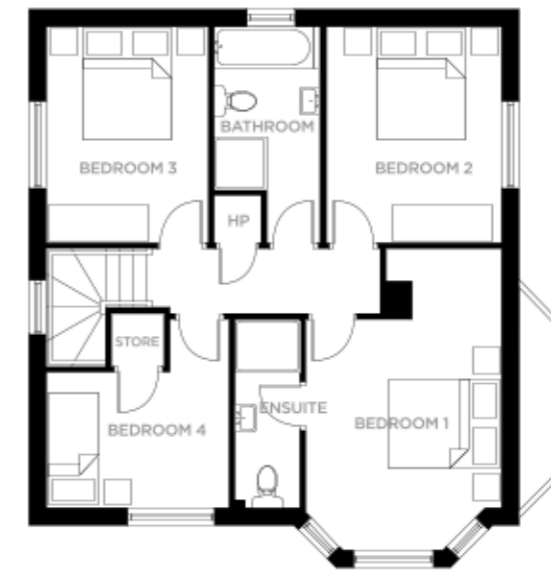
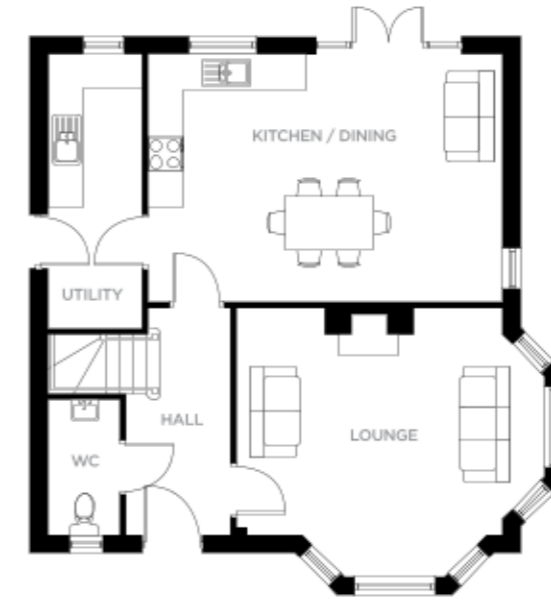


# The Fitzrovia

- Four Bedroom Detached Home

Plots: 1

1414 Sq Ft



Ground Floor			First Floor		
Lounge	17'2" x 15'0"	5.24 x 4.57m	Bedroom 1	12'8" x 10'11"	3.87 x 3.32m
Kitchen/Dining	19'9" x 13'10"	6.02 x 4.21m	Dressing Area	6'6" x 3'3"	1.98 x 1.00m
Utility	—	—	Ensuite	—	—
WC	—	—	Bedroom 2	12'0" x 9'9"	3.67 x 2.98m
			Bedroom 3	12'0" x 9'0"	3.67 x 2.75m
			Bedroom 4	10'6" x 10'2"	3.20 x 3.10m
			Bathroom	—	—
			Store	—	—

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

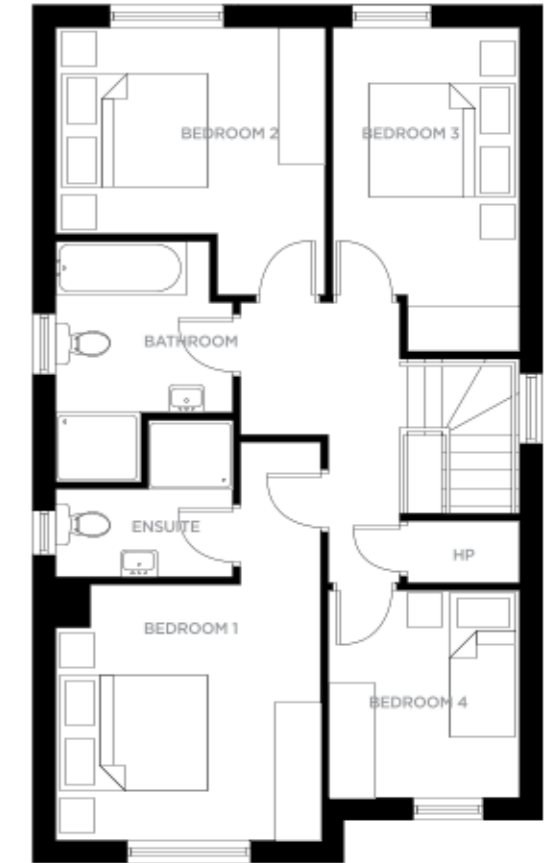
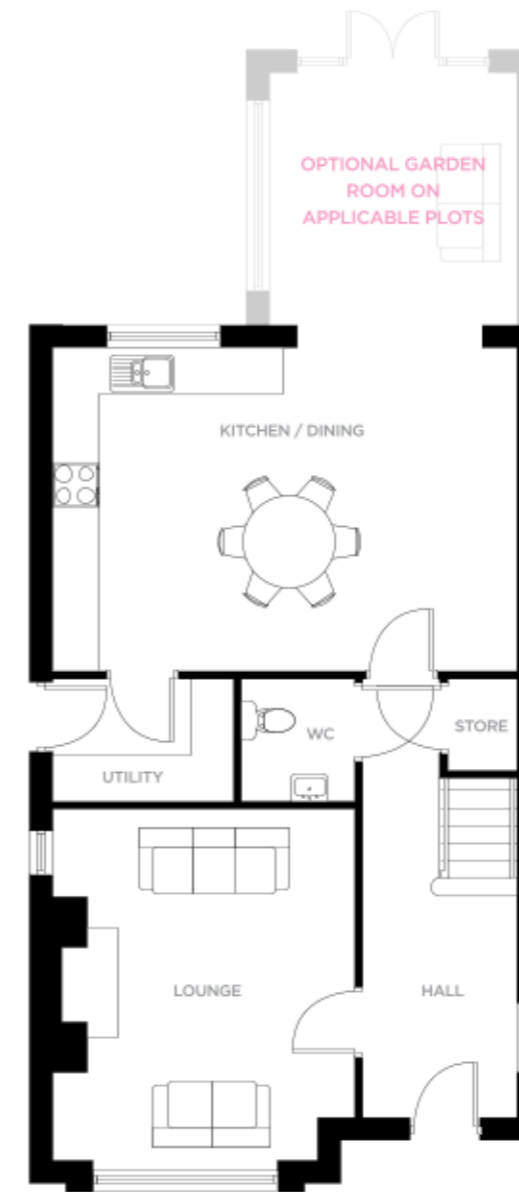
# The Fulham

- Four Bedroom Detached Home

Plots: 43, 44, 47

1349 Sq Ft

With optional Garden Room 1474 Sq Ft



## Ground Floor

Lounge	15'1" x 12'11"	4.60 x 3.93m
Kitchen/Dining	19'9" x 13'11"	6.03 x 4.24m
Utility	—	—
WC	—	—
Store	—	—
Optional Garden Room	10'10" x 10'7"	3.30 x 3.22m

## First Floor

Bedroom 1	17'1" x 11'3"	5.21 x 3.44m
Ensuite	—	—
Bedroom 2	11'6" x 11'6"	3.50 x 3.50m
Bedroom 3	13'11" x 8'0"	4.24 x 2.43m
Bedroom 4	8'11" x 8'2"	2.71 x 2.49m
Bathroom	—	—

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

# The Collingham

- Three Bedroom Detached Home

Plots: 2, 7, 8

**1189 Sq Ft**

With optional Garden Room **1314 Sq Ft**



Ground Floor			First Floor		
Lounge	15'5" x 14'0"	4.70 x 4.27m	Bedroom 1	14'0" x 13'1"	4.27 x 4.00m
Kitchen/Dining	18'4" x 10'11"	5.58 x 3.34m	Ensuite	—	—
Store	—	—	Bedroom 2	11'3" x 9'1"	3.44 x 2.78m
WC	—	—	Bedroom 3	11'10" x 8'10"	3.60 x 2.70m
Optional Garden Room	10'10" x 10'7"	3.30 x 3.22m	Bathroom	—	—
			Store	—	—

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

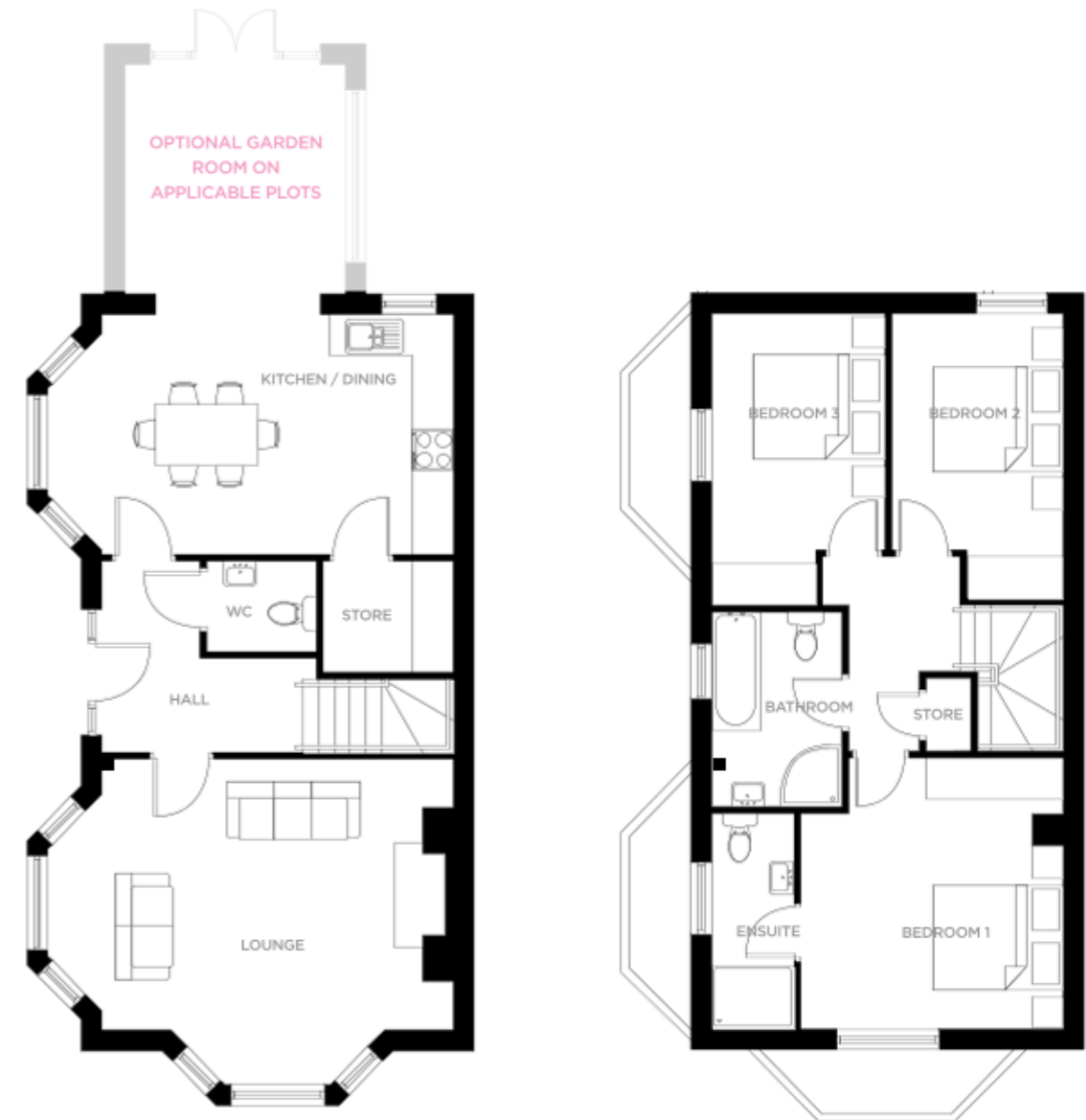
# The Harrington

- Three Bedroom Detached Home

Plots: 13

1157 Sq Ft

With optional Garden Room 1321 Sq Ft



Ground Floor			First Floor		
Lounge	16'10" x 12'10"	5.12 x 3.90m	Bedroom 1	12'10" x 12'7"	3.90 x 3.83m
Kitchen/Dining	16'10" x 11'3"	5.12 x 3.42m	Ensuite	—	—
Store	—	—	Bedroom 2	13'5" x 8'2"	4.10 x 2.50m
WC	—	—	Bedroom 3	14'9" x 8'4"	4.50 x 2.53m
Optional Garden Room	10'10" x 10'7"	3.30 x 3.22m	Store	—	—
			Bathroom	—	—

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



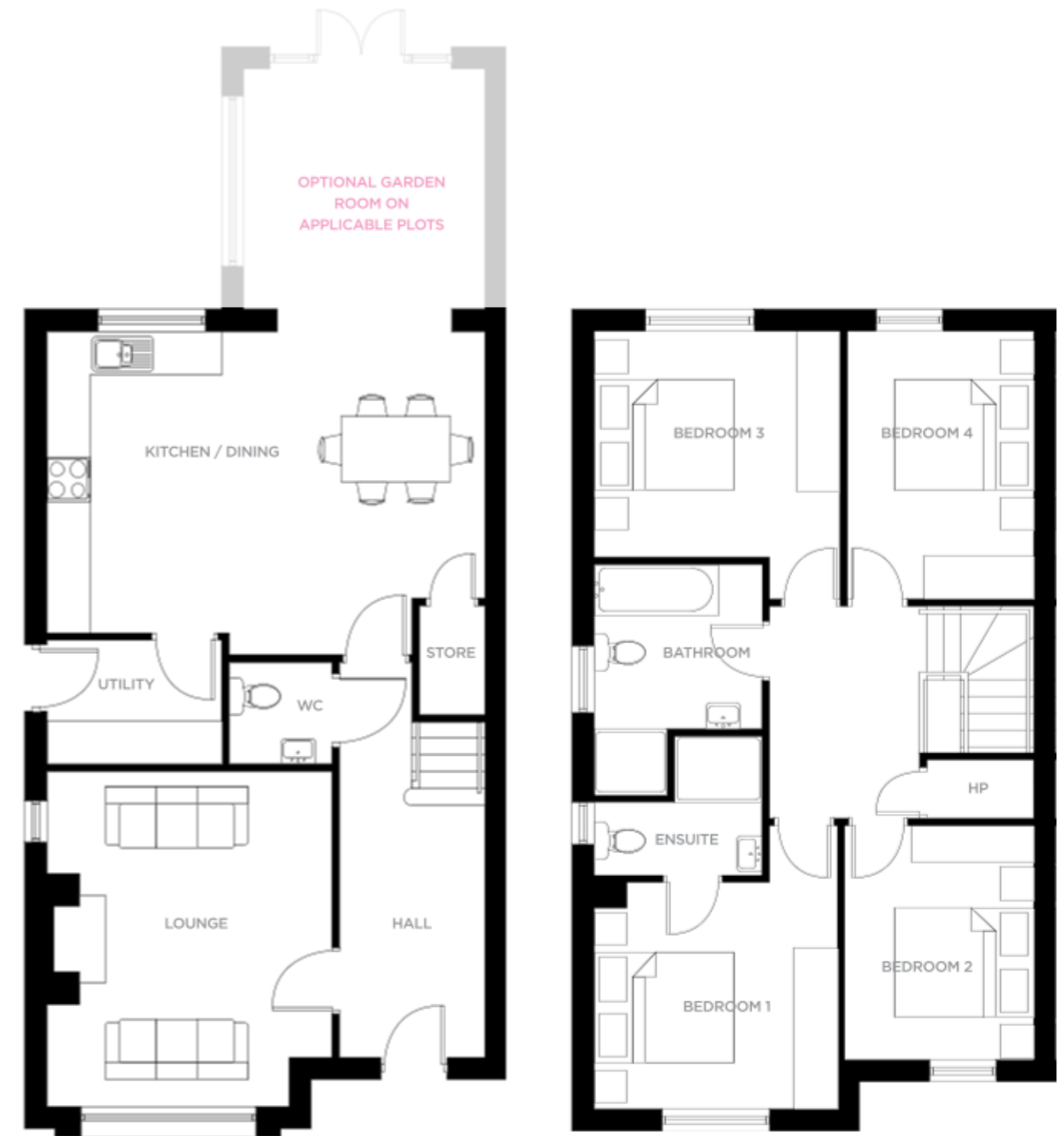
# The Bayswater

- Four Bedroom Semi-Detached Home

Plots: 45, 46

**1338 Sq Ft**

With optional Garden Room **1467 Sq Ft**



Ground Floor			First Floor		
Lounge	15'1" x 12'10"	4.60 x 3.91m	Bedroom 1	12'8" x 10'11"	3.87 x 3.33m
Kitchen/Dining	19'9" x 13'7"	6.01 x 4.14m	Ensuite	—	—
Utility	—	—	Bedroom 2	10'6" x 8'6"	3.20 x 2.59m
WC	—	—	Bedroom 3	12'0" x 11'1"	3.67 x 3.37m
Store	—	—	Bedroom 4	12'0" x 8'4"	3.67 x 2.55m
Optional Garden Room	10'10" x 10'10"	3.30 x 3.30m	Bathroom	—	—

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

# The Westbourne

- Three Bedroom Semi-Detached Home

Plots: 3, 4, 5, 6

1140 Sq Ft

With optional Garden Room 1264 Sq Ft



Ground Floor			First Floor		
Lounge	16'0" x 12'9"	4.87 x 3.88m	Bedroom 1	15'7" x 12'9"	4.76 x 3.88m
Kitchen/Dining	17'0" x 11'0"	5.18 x 3.36m	Ensuite	—	—
Store	—	—	Bedroom 2	13'9" x 9'5"	4.18 x 2.88m
WC	—	—	Bedroom 3	11'8" x 7'3"	3.56 x 2.20m
Optional Garden Room	11'7" x 9'10"	3.52 x 2.99m	Bathroom	—	—
			Store	—	—

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

# The Hurlingham

- Three Bedroom Semi-Detached Home

Plots: 10, 12, 48

1140 Sq Ft

With optional Garden Room 1268 Sq Ft



Ground Floor			First Floor		
Lounge	16'0" x 12'9"	4.87 x 3.88m	Bedroom 1	15'7" x 12'9"	4.76 x 3.88m
Kitchen/Dining	17'0" x 11'0"	5.18 x 3.36m	Ensuite	—	—
Store	—	—	Bedroom 2	13'9" x 9'5"	4.18 x 2.88m
WC	—	—	Bedroom 3	11'8" x 7'3"	3.56 x 2.20m
Optional Garden Room	11'6" x 10'2"	3.51 x 3.09m	Bathroom	—	—
			Store	—	—

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



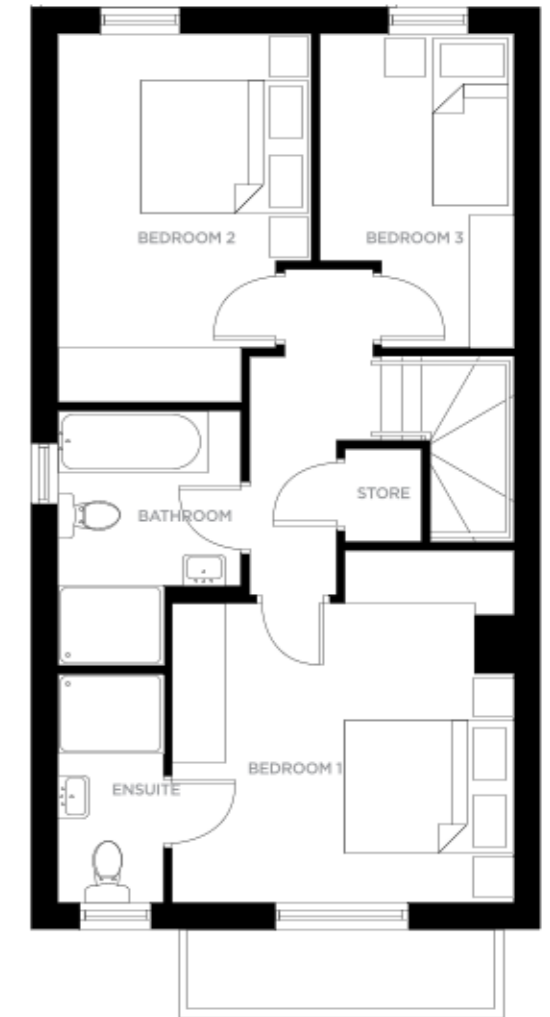
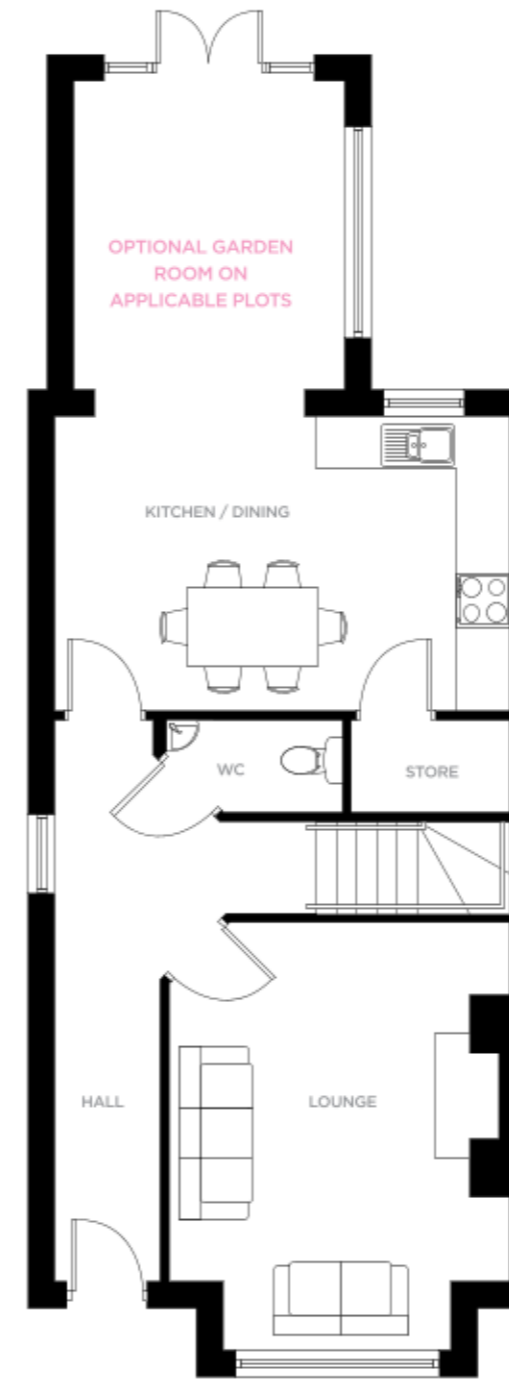
# The Belgravia

- Three Bedroom Semi-Detached Home

Plots: 9, 11, 49

1119 Sq Ft

With optional Garden Room 1246 Sq Ft



Ground Floor			First Floor		
Lounge	16'0" x 12'9"	4.87 x 3.88m	Bedroom 1	15'7" x 12'9"	3.99 x 3.88m
Kitchen/Dining	17'0" x 11'0"	5.18 x 3.36m	Ensuite	—	—
Optional Garden Room	11'6" x 10'2"	3.51 x 3.09m	Bedroom 2	13'11" x 9'5"	4.18 x 2.88m
Store	—	—	Bedroom 3	11'8" x 7'3"	3.56 x 2.20m
WC	—	—	Bathroom	—	—
			Store	—	—

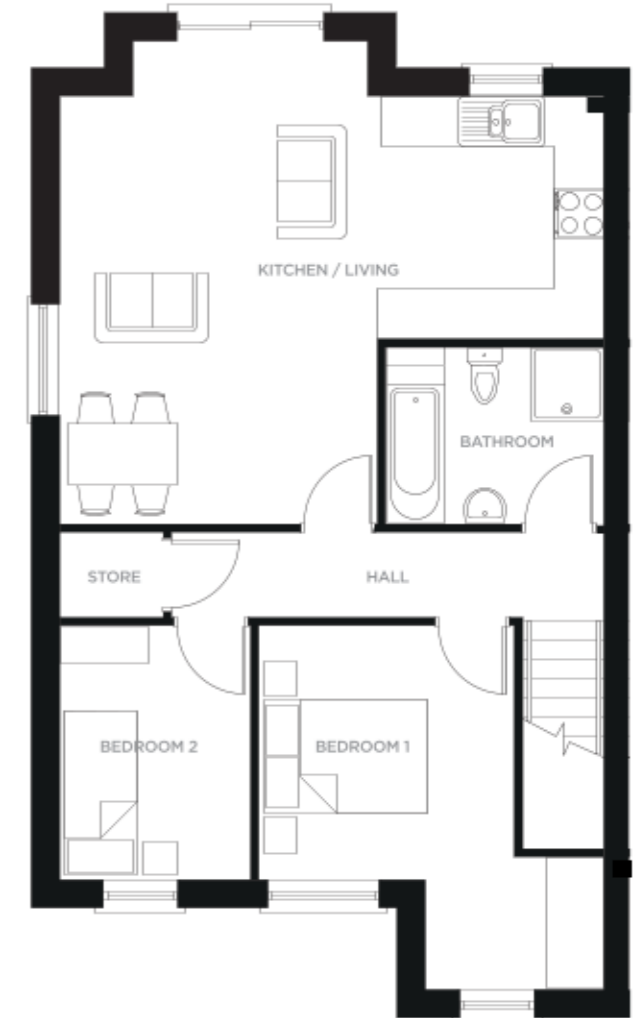
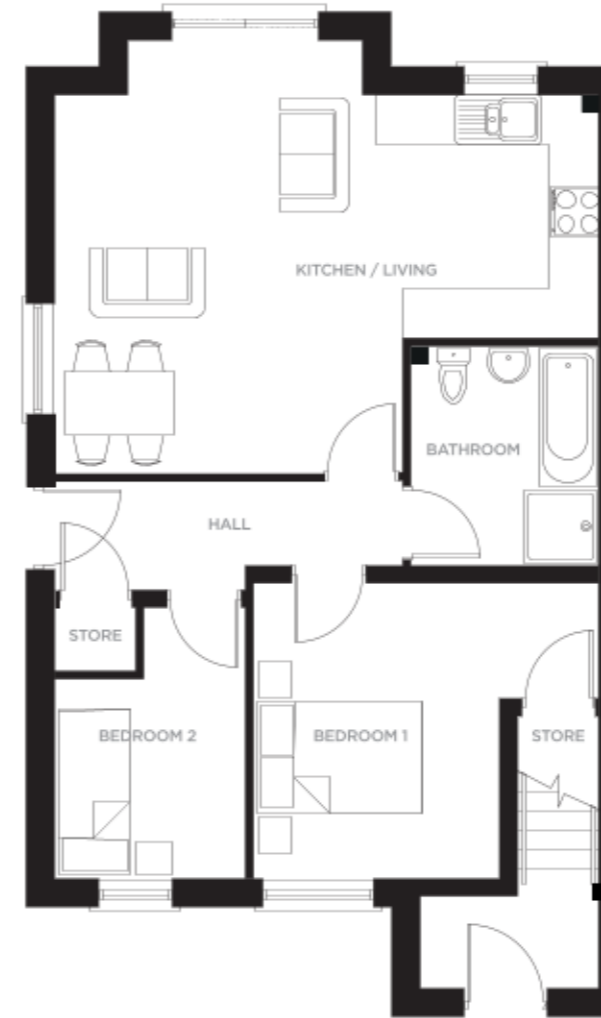
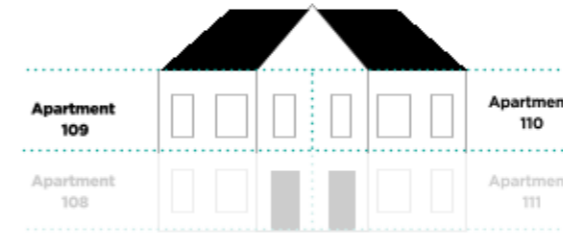
\* All dimensions are based on the maximum room width and length.

# The Ladywell

- Two Bedroom Apartments

Plots: 108, 109, 110, 111

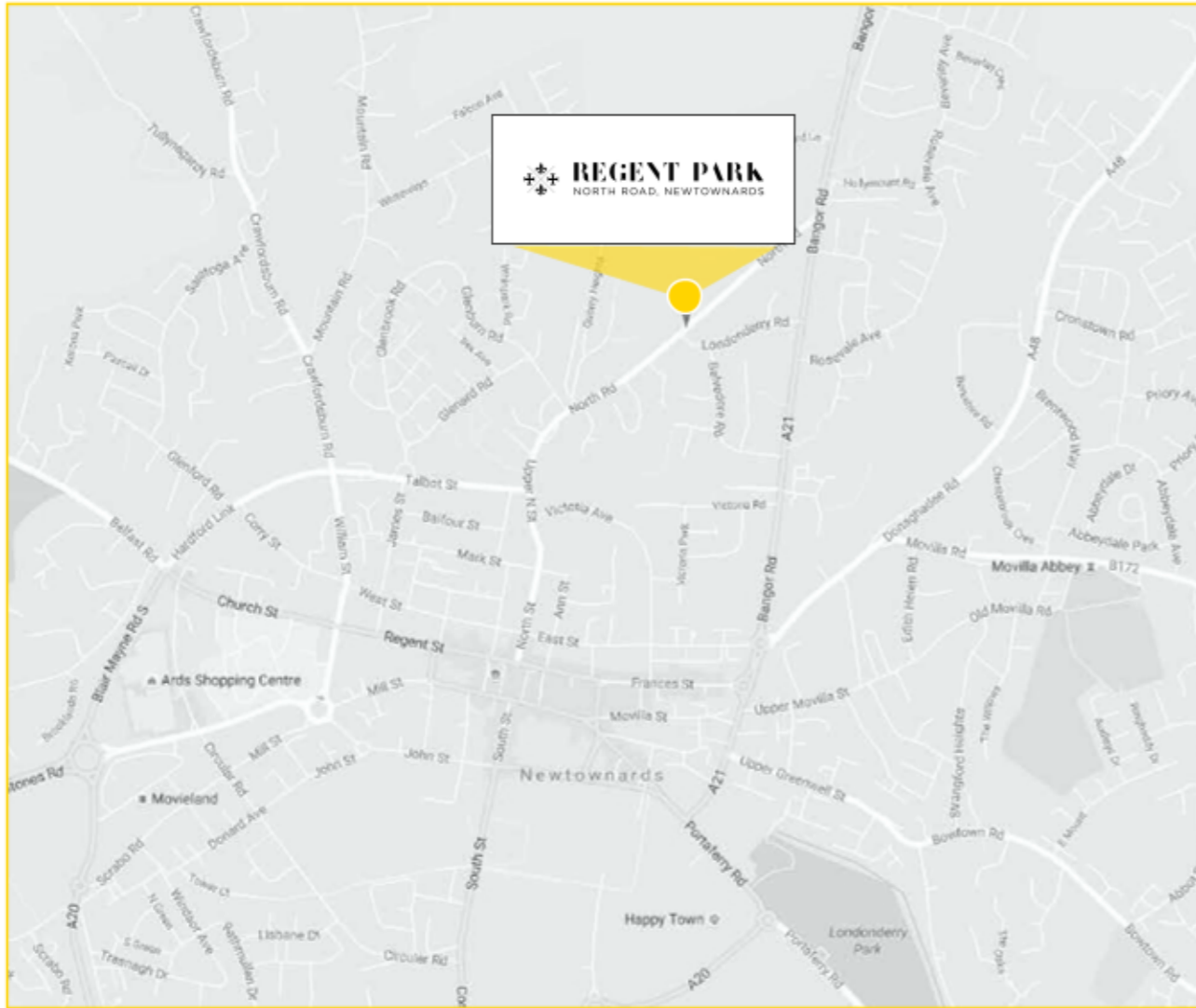
Ground Floor Apartments 108 & 111 - 687 Sq Ft  
 First Floor Apartments 109 & 110 - 748 Sq Ft



Ground Floor Apartments 108 & 111		
Kitchen/Living	22'0" x 17'5"	6.70 x 5.32m
Bedroom 1	13'11" x 11'11"	4.25 x 3.64m
Bedroom 2	10'11" x 7'9"	3.34 x 2.35m
Bathroom	—	—
Store	—	—

First Floor Apartments 109 & 110		
Kitchen/Living	22'0" x 19'6"	6.70 x 5.94m
Bedroom 1	14'8" x 13'11"	4.48 x 4.25m
Bedroom 2	10'3" x 7'9"	3.13 x 2.35m
Bathroom	—	—
Store	—	—

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



# Location

Regent Park offers a world of high-class traditional living with nearby historic landmarks, churches and schools, as well as sports clubs, modern amenities and easy access to Belfast and Bangor.

# Sales Agents

For the latest information on availability and future developments at Regent Park please contact our sales agents on the details below:



Donaghadee  
T. 028 9188 8881  
[www.johnminnis.co.uk](http://www.johnminnis.co.uk)



Newtownards  
T. 028 9180 0700  
[www.simonbrien.com](http://www.simonbrien.com)

For further information on Hilmark Homes please visit our website.



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



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

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