



GLEANN
ELAGH

— DERRY —

Braidwater

HOMES

Braidwater

HOMES

Building Affordable & Stylish Homes

Building new houses of quality, style and value for over 40 years, Braidwater Homes offers a fresh approach based on understanding what home buyers really want in a new home.

Braidwater has a commitment to deliver exceptional quality, value and a personal service that is second to none.

What makes Braidwater better?

Every Braidwater Homes development is created with care and a meticulous attention to detail by a team of designers and architects, skilled craftsmen and dedicated tradesmen to ensure our customers enjoy exceptional homes and living spaces.

From high specification internal finishes to low maintenance, quality exteriors, we create homes that are like no other in Northern Ireland and the perfect place for residents to live in and enjoy. What's more, all our homes are timber frame constructed using the latest energy efficient technology to ensure they're kinder to the environment and will reduce energy costs both now and in the future.



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Gleann Elagh street view CGI is for illustration purposes only and finishes may vary on site.



The private Victorian Estate Grounds in all their glory.

Gleann Elagh offers a taste of luxury living in a secluded setting. The development, on the Upper Galliagh Road in the west of Derry, comprises just 21 detached homes laid out in a traditional avenue style. Sheltered by private land populated with mature beech trees, and with views over the Donegal hills, Gleann Elagh is just five minutes from the city of Derry, but feels like part of the countryside.

The four-bedroom detached homes at Gleann Elagh are classically styled, with four different house types offering a variety of architectural detailing. Modern timber frame construction gives a robust build quality as well as offering excellent insulation and energy efficiency.

Residents at Gleann Elagh benefit from easy access to Derry. Both the Waterside area on the east bank of the River Foyle and Cityside on the west bank can be reached in a few minutes by car or bus. Named as the UK City of Culture in 2013, cosmopolitan Derry is packed with galleries, music venues and shops inside its 17th century walls, and has the best range and quality of bars and restaurants in Northern Ireland. The



A view of Derry City.



Whitehouse Retail Park.

two historically divided sides of the city are now joined together by the iconic Peace Bridge, a symbol of hope that links east and west.

There are ample leisure opportunities nearby. Templemore Sports Complex just around the corner offers swimming and fitness classes, while golfers can tee off at Foyle Golf Centre's 18-hole championship length Earhart course, Woodlands Par 3 and driving range. Ballyarnett Country Park has a popular playground, and there are beautiful riverside walks along the Foyle.

The area has a good selection of nurseries, primary and secondary schools, plus Ulster University's Magee campus. Derry has a range of shopping centres with high street stores and restaurants including Foyleside, Richmond and Quayside, while the Brunswick Moviebowl has a seven-screen cinema, children's play centre and bowling alley.

Gleann Elagh has good transport links as the Buncrana Road offers city access within 5 minutes, the new A6 Skeoge Bypass leads directly to the Foyle Bridge and Belfast can be reached in just over an hour and a half while the scenery and beaches of Donegal are within driving distance.

A combination of luxury living and modern convenience.

HOUSE TYPES



New home owners at Gleann Elagh will be amazed with this late afternoon/early evening sun.

AILEACH

P8-9

House ref: HTA



GLEANN

P10-11

House ref: HTB



ELAGHBEG

P14-15

House ref: HTC



GRIANÁN

P16-17

House ref: HTD



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AILEACH

4 BEDROOM | DETACHED



CGI is for illustration only and finishes may vary onsite.

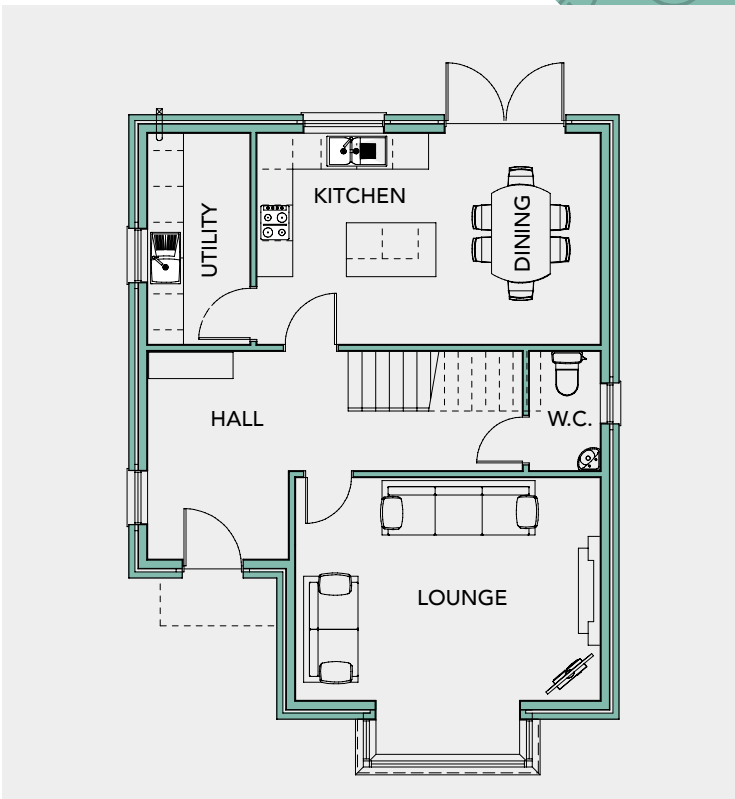
GROUND FLOOR

Lounge
4.65m x 5.15m
(max, inc bay window)

Kitchen | Dining | Family
3.55m x 5.75m

Utility
3.55m x 1.75m

WC
2.75m x 1.75m



FIRST FLOOR

Master Bedroom
3.75m x 4.00m (max)

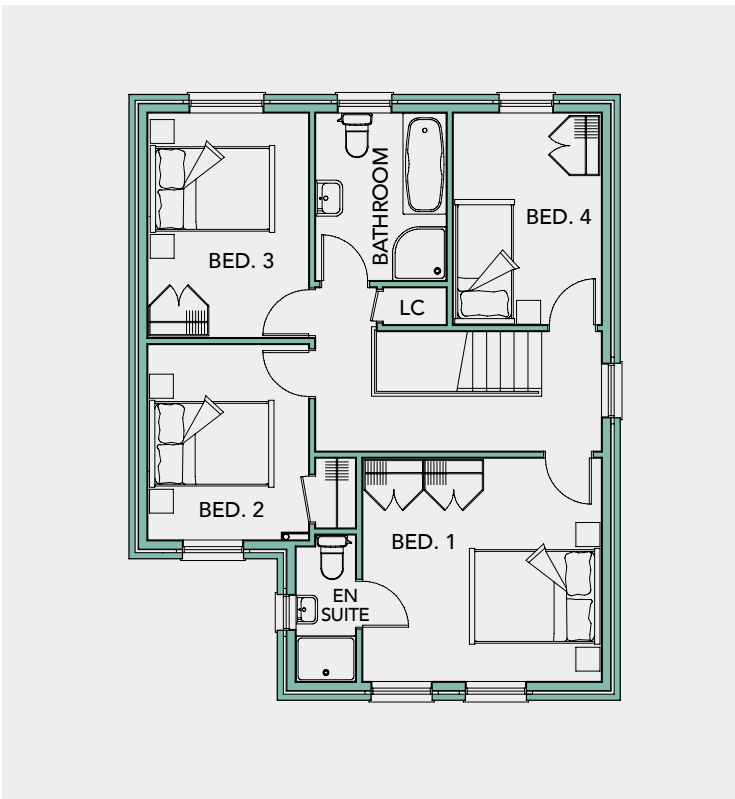
Ensuite
2.45m x 1.00m

Bedroom 2
3.30m x 2.70m

Bedroom 3
3.75m x 2.70m

Bedroom 4
3.55m x 2.50m

Bathroom
2.80m x 2.20m



Dimensions may vary throughout construction and therefore it is advised, not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the formal Reservation Agreement is signed.
See disclaimer page for more details.

GLEANN

4 BEDROOM | DETACHED



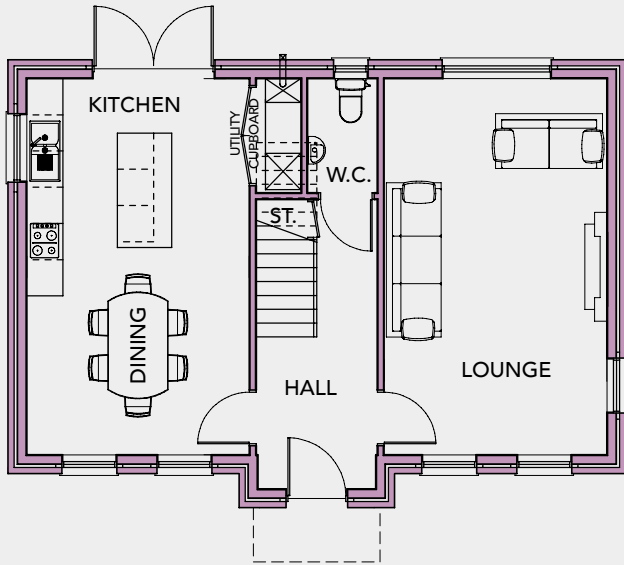
CGI is for illustration only and finishes may vary onsite.

GROUND FLOOR

Lounge
6.25m x 3.70m

Kitchen | Dining | Family
6.25m x 3.70m (max)

WC
1.90m x 1.15m



FIRST FLOOR

Master Bedroom
3.35m x 3.65m

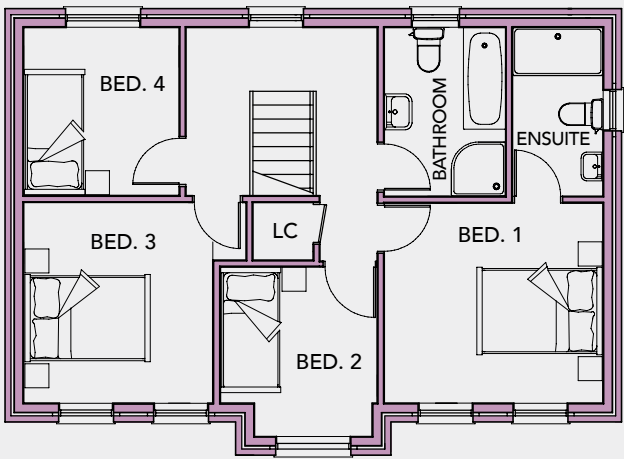
Ensuite
2.80m x 1.50m

Bedroom 2
2.80m x 2.60m
(max, inc bay window)

Bedroom 3
3.35m x 3.15m (max)

Bedroom 4
2.80m x 2.60m

Bathroom
2.80m x 2.05m



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SITE PLAN

WELCOME TO

**GLEANN
ELAGH**
— DERRY —

FUTURE PRIVATE
DEVELOPMENT

ENTRANCE TO
GLEANN ELAGH

2.2m WALLS

ACOUSTIC FENCING

HOUSE TYPES

AILEACH

GLEANN

ELAGHBEG

GRIANÁN

VICTORIAN ESTATE
GROUNDS

GATE
HOUSE

Plot numbers & house types are subject to change. Image is for illustration purposes only.

ELAGHBEG

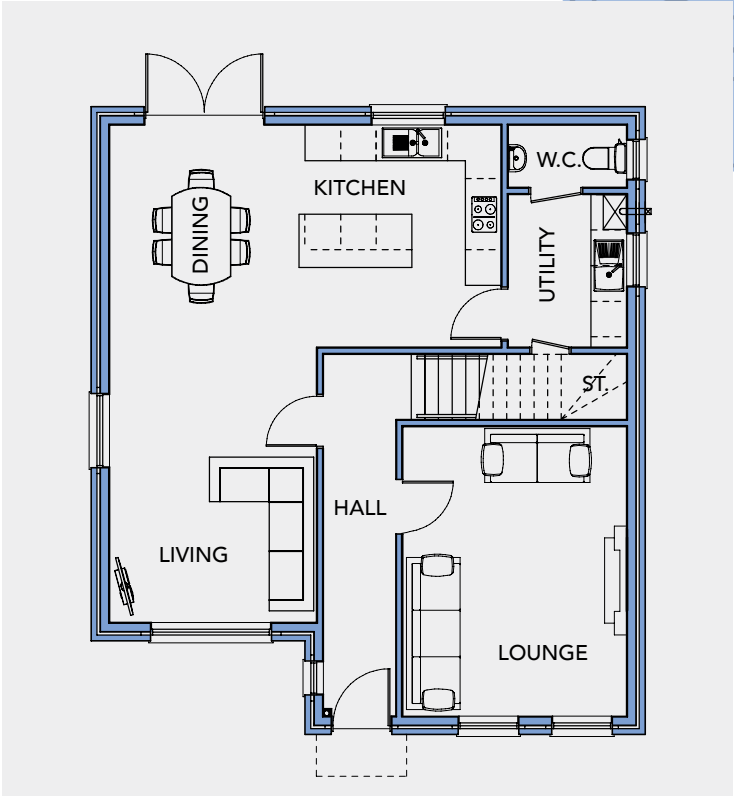
4 BEDROOM | DETACHED



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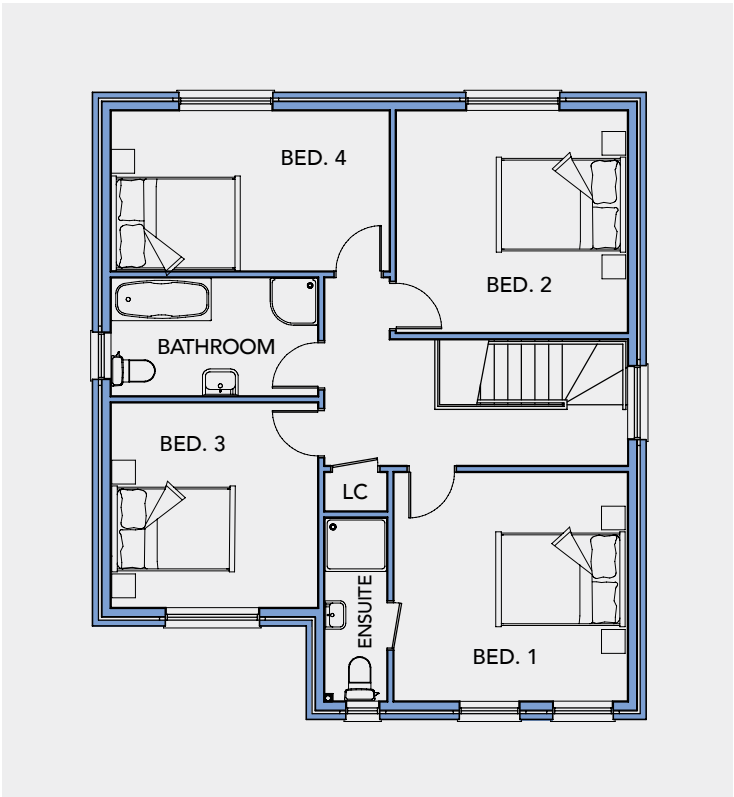
GROUND FLOOR

- Lounge
4.90m x 3.80m (max)
- Kitchen | Dining
3.75m x 6.60m (max)
- Living
4.65m x 3.50m
- Utility
2.60m x 2.00m (max)
- WC
1.05m x 2.00m



FIRST FLOOR

- Master Bedroom
3.85m x 3.95m
- Ensuite
3.10m x 1.05m
- Bedroom 2
3.75m x 3.90m
- Bedroom 3
3.45m x 3.50m
- Bedroom 4
2.70m x 4.70m
- Bathroom
2.00m x 3.50m



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GRIANÁN

4 BEDROOM | DETACHED



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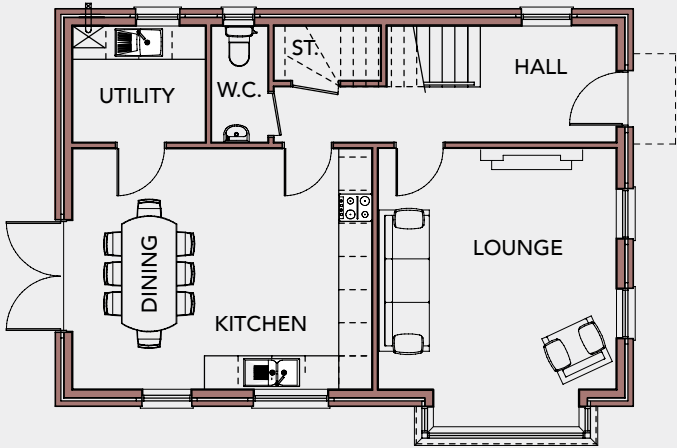
GROUND FLOOR

Lounge
5.05m x 4.30m
(max, inc bay window)

Kitchen | Dining | Family
4.35m x 5.45m

Utility
2.10m x 2.40m

WC
2.10m x 1.05m



FIRST FLOOR

Master Bedroom
5.05m x 4.00m
(max, inc bay window)

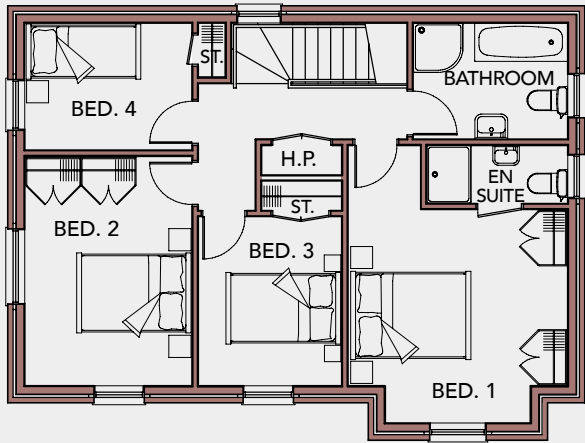
Ensuite
1.05m x 2.55m

Bedroom 2
4.20m x 3.05m

Bedroom 3
3.10m x 2.60m

Bedroom 4
2.30m x 3.05m

Bathroom
2.10m x 2.80m



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YOUR TURNKEY PACKAGE



Each home at Gleann Elagh is finished with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home.

A Safer Smarter Home

Your new home is even smarter with our selected GoKonnnect powered system providing a modern and technically advanced solution which monitors, protects and automates your home.

More than a smart app or a cool device, GoKonnnect seamlessly connects the key systems in your home on one platform so they work more intelligently together.

You can control your smart security, doorbell camera, smart lighting, door lock and much more, from anywhere in the world.

Ask our selling agent for a show home demonstration and to discuss the benefits of smarter more secure modern living. Go Konnnect is a modular system with the option of further upgrades.

Kitchen

- A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles
- Double oven
- Integrated modern ceramic hob;
- Stainless steel extractor fan

- Integrated washer/dryer (where applicable)
- Integrated fridge/freezer
- Integrated dishwasher
- Convenient soft close drawers and doors to the kitchen
- LED lighting under high level units to accommodate modern living (where applicable)
- Stainless steel leisure bowl & a half sink & lever tap

Dining

- Impressive Belford contemporary electric fire with a concealed heater and optiflame effect (Elaghbeg house type only)
- Full height glazed patio doors opening out onto garden allowing extra space and natural light

Bathroom / Ensuite

- Elegant & modern free standing bath
- Premium quality white sanitary ware
- Chrome shower cubicles
- Slimline shower trays (where applicable)
- Chrome towel rail to main bathroom
- Attractive vanity unit or half pedestal sink (where applicable) to main bathroom and ensuite

Plumbing & Heating

- WiFi enabled natural gas central heating with energy efficient 30kW Ariston Genus combi boiler, supplying instant hot water for convenience. WiFi enabled, you can control your heating with a mobile app and relax in the knowledge the boiler is complete with a 12 year Warranty (subject to annual service)
- Dual zone heating further enhancing the comfort and energy efficiency of your home
- 9.5kw Redring electric shower to main bathroom (where applicable)
- Thermostatic gas shower to ensuite (where applicable) providing instant hot water

Floor Coverings

- A choice of floor tiling from a specified range to entrance hall, kitchen/dining, wc, bathroom, ensuite and sunroom (where applicable)
- A choice of carpet from a specified range with a comfort felt backing to lounge, stairs, landing & bedrooms

Wall Coverings

- Splashback to hob area in kitchen
- Fully tiled bathroom suite
- Shower area in ensuite
- Splashback in ensuite & wc

Woodwork & Painting

- Oak style shaker doors throughout with contemporary ironmongery
- Classical 6" moulded skirting throughout
- Classical 4" moulded architrave throughout
- All wall and ceiling surfaces painted white throughout with satin finish to woodwork

Lounge

- Impressive Renoir composite marble surround fireplace, with a black or cream inset & hearth and a contemporary maintenance free dimplex dakota electric insert
- Enhanced window proportions to maximise natural light

Lighting & Media

- Extensive range of electrical sockets & TV points throughout (plan available upon request)
- High level TV point above fireplace in living room
- Integrated downlighters to kitchen, bathroom and sunroom (where applicable)

- Wired for provision of future alarm system
- Mains operated smoke and carbon monoxide detectors

Energy Efficiency & Design

- Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations)
- Enhanced window proportions allowing sunlight to spill throughout
- 9ft floor to ceiling heights throughout, adding space & elegance (house type specific)

Exterior

- Composite GRP insulated front door
- Front and patio doors with multi point locking system
- Classical wrought iron black metal railings (where applicable)
- Black PVC fascia and rainwater goods
- Attractive paving to front entrance door with cobble edging
- Tarmac to driveways with cobble edging (where applicable)
- Patio & paving with cobble edging to the secluded rear garden
- 6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)
- Beautifully landscaped front and back garden
- Lawn turf to garden areas
- Maintenance free decorative garden walls (where applicable)
- Outside water tap
- Door bell
- Outside lighting at front and rear entrance to enhance the appearance with added security

Warranty

- In addition Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC warranty as standard, giving homebuyers peace of mind

Please note:

In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change and may vary when making your final selections.



Images from Braidwater Homes Castlehill Show Home



THE LUXURIES ON OFFER



Over the years, Braidwater Homes has grown to know its customers and offers the luxurious turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater Homes is pleased to offer a range of optional extras which will allow your home to be smarter, more comfortable and more secure.

Kitchen Upgrades

With the kitchen becoming one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

- Premium quartz worktop in a variety of designs and colours which includes quartz upstands & splashback plus a high quality undermount bowl & half Franke sink with a Anteleo tap
- Luxurious solid Wakefield door with a wide range of colours
- Bring extra style to your kitchen units by upgrading the door handles
- Make the best use of your full height larder with an upgrade of pull out drawers
- Elegant island from our Fenwick Legno / Wakefield ranges

Luxury Carpet Upgrades

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality for your home. With a variety of colours to select from the

Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty.

Lounge

A luxurious Durrow marble fireplace with white surround and Evonic Kepler 22 electric insert and black granite inset and hearth

Classical style panelled built in storage options to bedrooms (where applicable).

Stylish Coving

Always a popular upgrade, you can add your own stamp to your new home and finish rooms classically with our stylish coving packages.

Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur:

- Trivor Blanco
- Burlingstone Gris
- Rockland Taupe

Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts:

- Metro (kitchen only)
- Duomo Blanco
- Burlingstone Gris
- Rockland Taupe
- High end finish with chrome tile trim

Upgrade

To discuss an upgrade please speak to our selling agent for further details.

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Braidwater

HOMES

**SELLING
AGENT**



Oakland

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Tel: 028 7126 7979 www.oaklandestateagents.co.uk



Directions from Derry: proceed out the A2 road heading for Letterkenny. Travel past Templemore Sports Complex and at the next roundabout take the A515 to Belfast. Once on the dual carriageway and at the first roundabout go left. Proceed for 1/2 mile and turn left onto development avenue: Gleann Elagh

This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract.

The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts.

Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot.

Computer generated images are for illustrative purposes only.

Braidwater reserve the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior

notice. Braidwater reserve the right to change house type mix and tenure of any home subject to market conditions and without notice.

Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to raise the standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.

Nothing contained in this disclaimer shall affect your statutory rights or contractual rights.

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