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# Bayview Gardens

Limavady Road, Londonderry

an exclusive high-quality scheme of just 25 eco-friendly homes

Creating new standards in housing **FERMAC**



# Bayview Gardens

welcome to

Award winning Fermac Properties are proud to present, Bayview Gardens. Bayview Gardens will set new standards in eco-friendly, energy efficient homes within Northern Ireland. Situated along the Limavady Road, within the walled gardens of the prestigious Bayview House, this exclusive development of just twenty-five homes is ideally located for the discerning purchaser seeking a high quality contemporary home.

The house-building industry is undergoing major changes as house builders get to grips with integrating sustainable technologies and higher performance materials into their new homes. Bayview Gardens is ahead of the pack, offering a range of future-proof homes using high-performance insulation in precision built homes thereby ensuring your home will not only be kinder to the environment but also kinder to your pocket! The homes on offer will also feature the latest eco-technologies such as high-spec thermal insulation, high-performance insulated glazing, solar water heating systems, and energy efficient boilers & appliances to name a few, meaning Bayview Gardens will offer some of greenest homes available on the market in Northern Ireland.

The development itself is surrounded by an abundance of idyllic trees, affording this scheme an instant maturity not usually found when purchasing a new property. Couple this with the prime urban location of The Limavady Road, and you have homes that will offer a superb mix of urban living, energy efficiency, exciting design, all in a beautiful tree filled setting.

Being situated along one of the City's prime transport routes, you will find a wide range of amenities just a short distance from your doorstep, whether you are travelling by bus, bike, or car. So, with shopping centres, prime schools, parks, and sports facilities, not to mention the local airport and hospital, all in the near vicinity, The Limavady Road offers it all.

The City itself offers something to everyone, with its wide range of first class shops, busy theatres, relaxing bars & stylish restaurants. So whether you're a family wishing to enjoy the relaxed atmosphere and convenience of the surrounding area, or a professional looking for a stress-free base to commute from, you're sure to find a home to suit your needs at Bayview Gardens.

#### The Homes

On offer at Bayview Gardens will be a range of elegant contemporary homes, all constructed to the high-standard for which Fermac is renowned. The overall modern design theme is echoed throughout the development. However each home will have its own aspect of design offering an individuality and architectural distinctiveness.

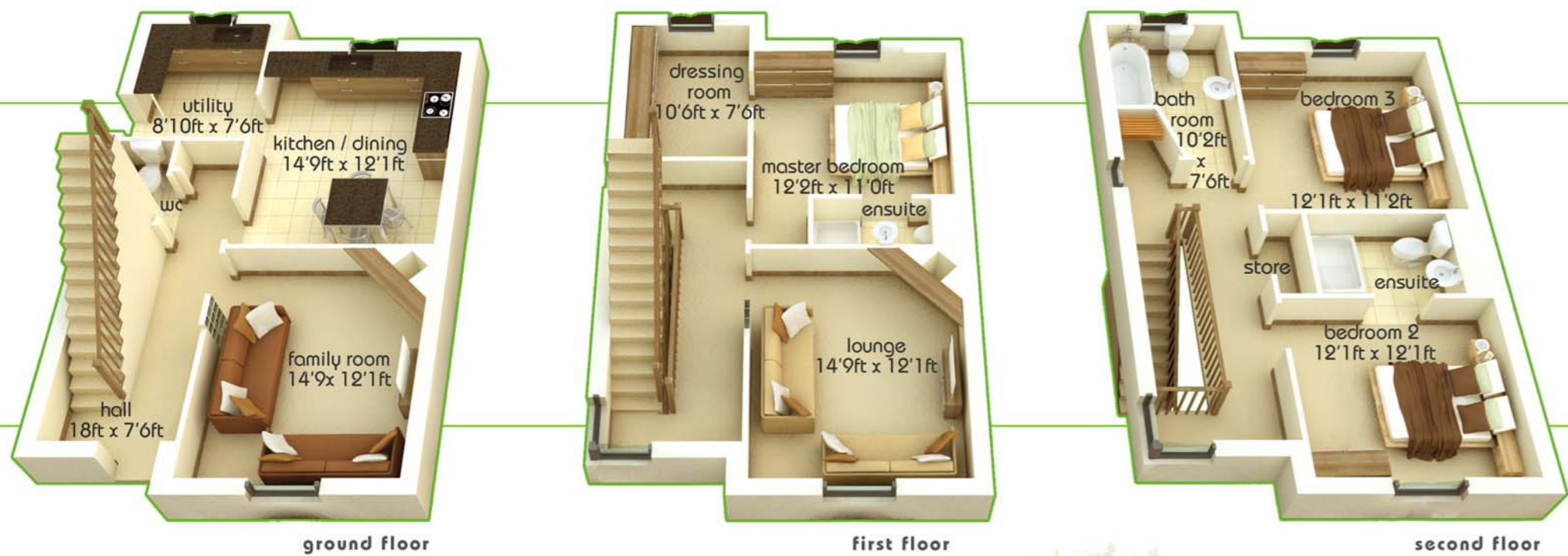
Homes on offer will range from the spacious two-bed apartments, to the elegant four-bed detached villas. All homes come with Fermac's generous specification as standard so you can rest assured that by choosing a Fermac home you will have wisely invested in your future.

## 3d Aerial View





Internal Layout of House Type B1...



Internal Layout of House Type B2...



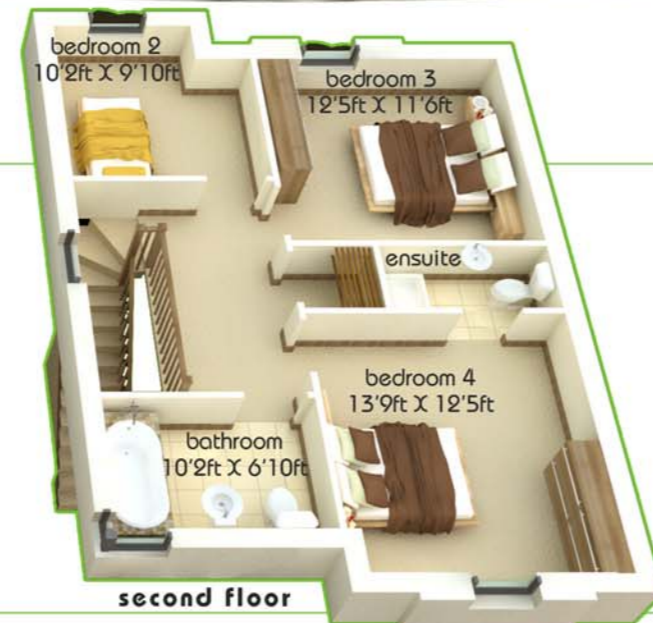
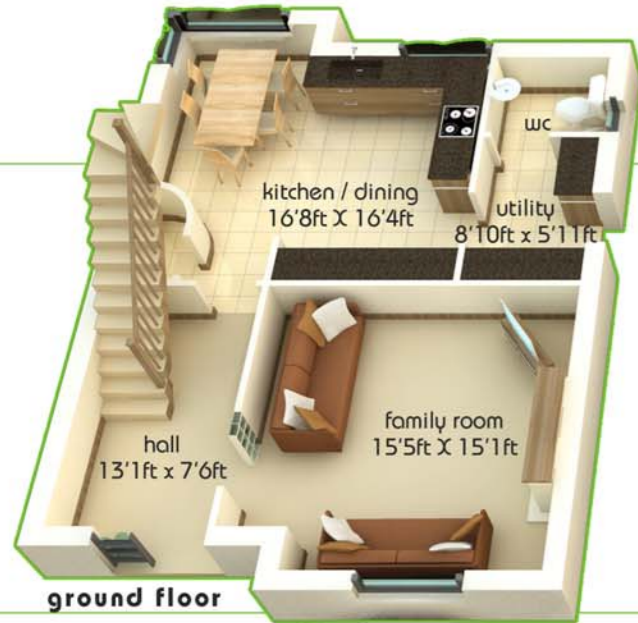




House Type C  
3 Storey 4 Bedroom Detached Villa  
2020sqft



House Type D  
2 Storey 3 Bedroom Townhouse  
1200sqft







Typical Internal Layout of Apartment...



Typical Floorplan...

Block of 6 Exclusive 2 bedroom Apartments  
2 Apartments per Floor  
1,000sqft







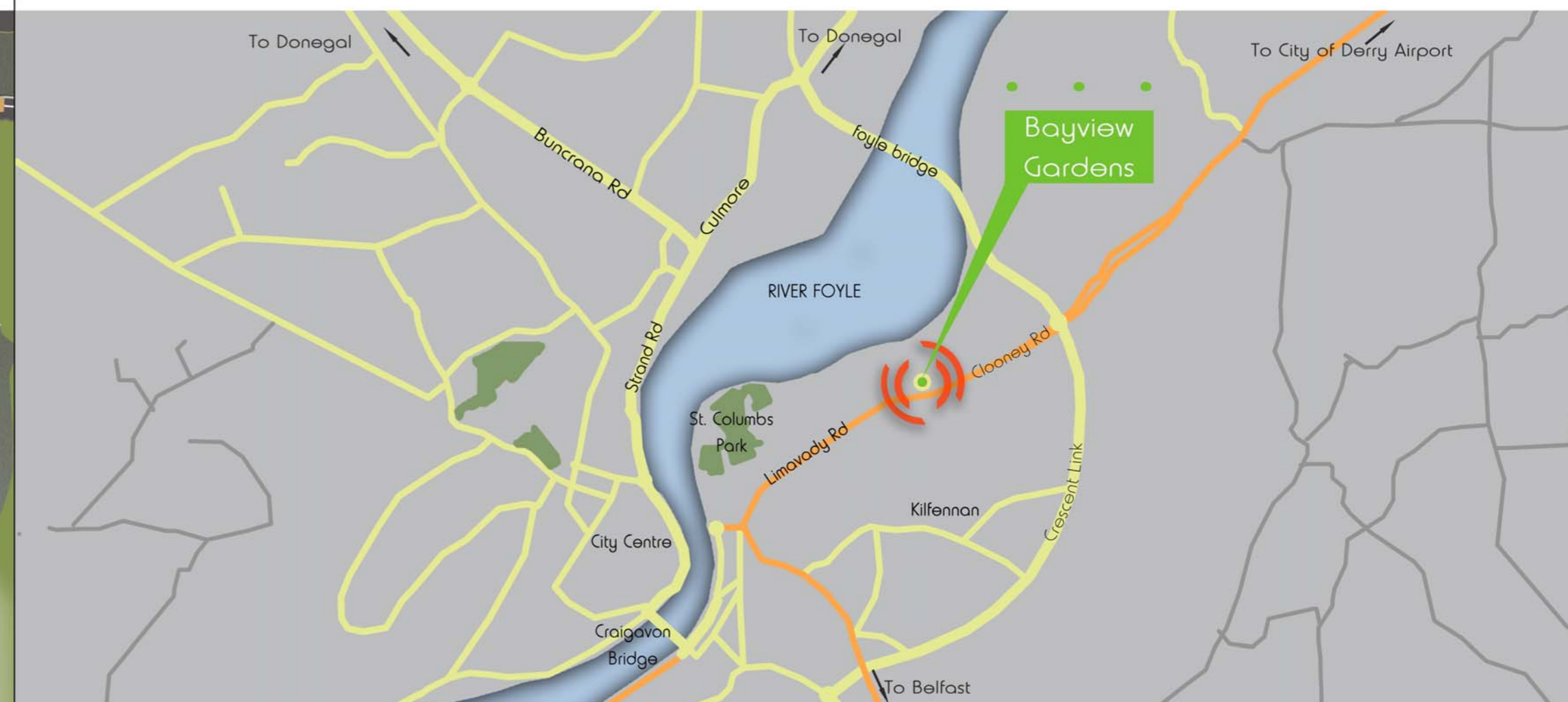
● b1 ● b2 ● c ● apt ● d

### Internal Features/Finishes

- Choice of superb solid-wood kitchen units
- Top of the range white sanitary fittings with chrome detailing
- Towel radiator to main bathroom
- Choice of stylish fireplaces from pre-selected range (inc gas fire)
- Solid wooden internal doors with brass/chrome detailing
- High quality skirting/architrave
- Painted walls and ceilings throughout (two coats of emulsion)
- High ceilings throughout

### Technical Specification

- Mains gas central heating systems to all homes
- Mains pressurised water system to include showers
- Mains operated smoke detectors
- Fitted intruder alarm
- Thermostats to all radiators
- Integrated appliances to include dishwasher, and American style fridge/freezer
- Utility room to include separate washing machine and tumble dryer
- Plentiful power points throughout
- TV points throughout each home
- Cat 5 communications network in each home
- All services installations are pretested & fitted to the highest standard



### Eco-Friendly Features

- High performance insulation, exceeding stringent modern requirements
- Heavy concrete floors to moderate internal temperature fluctuations
- High level sound insulation
- SAP value of 79% or above for all dwellings
- Air tightness tested
- Solar water heating system to all houses
- Grade A/A+ energy efficient domestic appliances
- Low volume dual-flush toilets
- Low energy light bulbs throughout
- High performance glazing in insulated frames
- Recycling of construction materials on site
- Cycle storage areas
- Nearby public transport links
- Mature tree retained within scheme

### External / Construction Features

- Fully Insulated brick/block construction
- Concrete floors at all levels
- Natural slate roofing
- Brick/render elevations
- Double glazing with security locks
- Black PVC rainwater goods
- External lights to front and rear
- High quality timber slatted fencing where appropriate
- Turfed lawns
- Feature planting where appropriate
- Exterior water taps to rear (hot & cold)