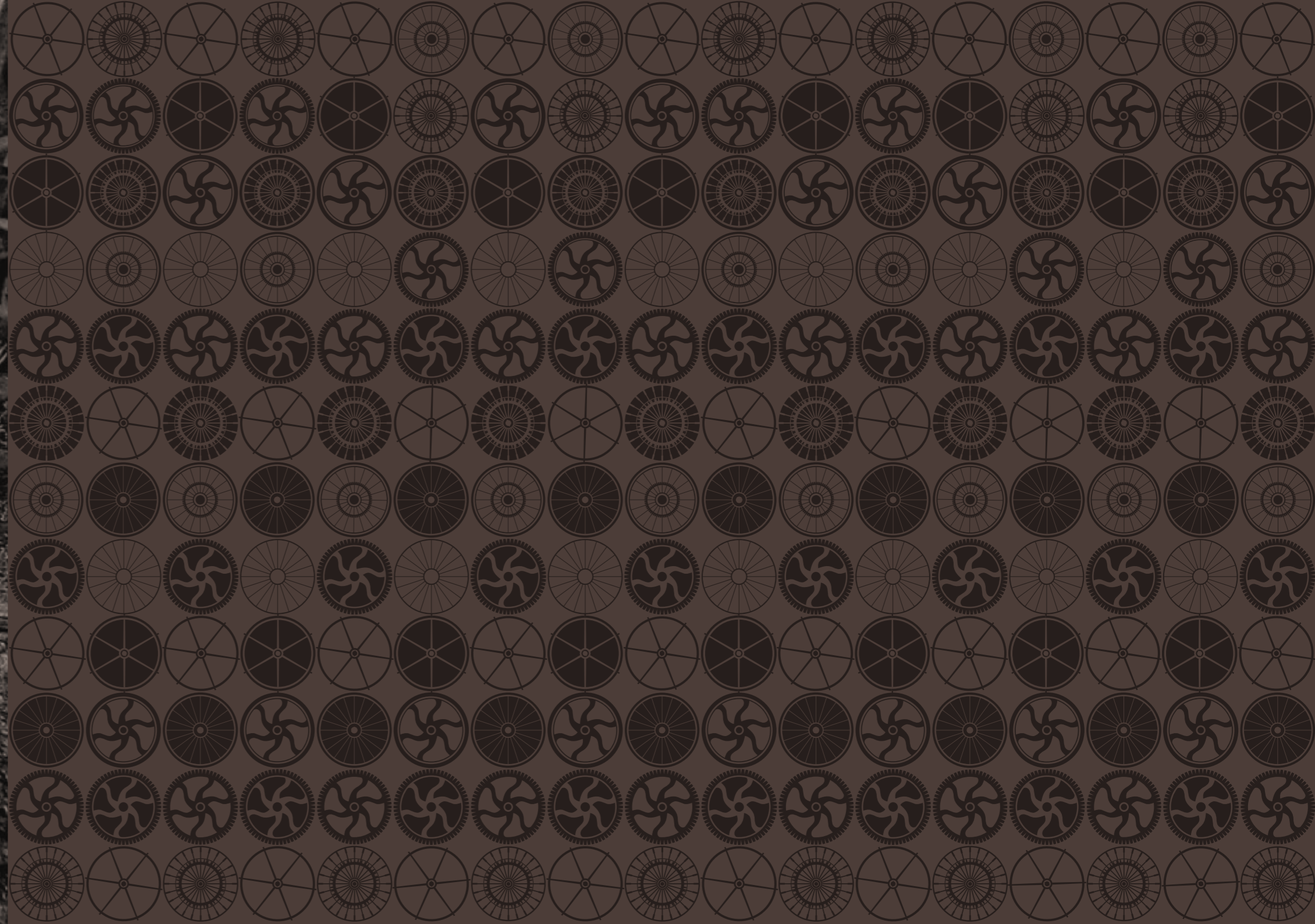




BARLEY  FIELDS

TAGGART

CULMORE ROAD DERRY



DISCOVER LIFE *at* BARLEYFIELDS

a solid investment for generations to come...



Barleyfields, like all new developments by Taggart Homes has been designed with one thing in mind. Quality. Our mission is to set a new standard in Irish house building and offer the discerning buyer a better choice. To truly appreciate the lengths we go to, a visit to the show home is a must. Upon arrival, and before you cross the threshold you will instantly see the

difference. The maturity of the new Laurel Hedging, the Wrought Iron fencing details, and the paved or tarmaced driveways all exude class. Only the very best landscaping products have been selected to ensure the exterior grounds of your new home offer a welcoming invite, and set the tone for all that is to come inside. The first thing most people notice about a new home is the

feel of freshness, brand new, and all yours, but the notable difference in these homes is the sound. Built from solid concrete flooring and walls, you and your family can live in "audio harmony" resulting in a very calm and relaxing home. Let the kids wrestle it out upstairs on the gadgets, while you practice your singing in the kitchen, everyone's a winner.



WE AT TAGGART HOMES HAVE ASSEMBLED THE VERY BEST TEAM OF CRAFTSMEN TO ENSURE BOTH THE BITS YOU CAN SEE, AND THE BITS YOU CAN'T SEE, ARE CONSTRUCTED PROPERLY, ABOVE AND BEYOND REGULATION STANDARDS, AND BUILT TO LAST.

the AREA

Built on the banks of the River Foyle, and nestled on the mouth of Lough Foyle in Culmore, Barleyfields is an exciting new development of just over 200 luxury family homes which come in a complete and comprehensive range of sizes, finishes and styles.

Culmore is a quaint coastal village steeped in maritime history. Colmcille sailed from Derry passed Culmore in 563ad on his way to Scotland where he founded the great monastery of Iona. In the 1600s the Old Fort at Culmore was built to guard the city. More recently Amelia Earhart, the famous aviator, landed in Culmore becoming the first female to fly solo across the Atlantic Ocean.

For the hustle and bustle, turn left as you exit Barleyfields and a short 10 minute drive will take you to the City of Derry / Londonderry, where one can avail of all the usual amenities a modern, and cultural city has to offer.

To unwind and relax on those sunny, Sunday afternoons turn right as you exit Barleyfields. Within minutes you will hit the rolling hills of Co.Donegal, and a little bit further down the road you will find some of the finest Beaches Ireland has to offer.

Barleyfields is ideally situated for those who enjoy the best of both worlds... city life on one side and country life on the other. This is a rare and potentially last opportunity to acquire a new home in the sought after village of Culmore.



⚓ Rail |
 — Main Road |
 — Category B Road |
 ▨ Parks

everyone's a WINNER...



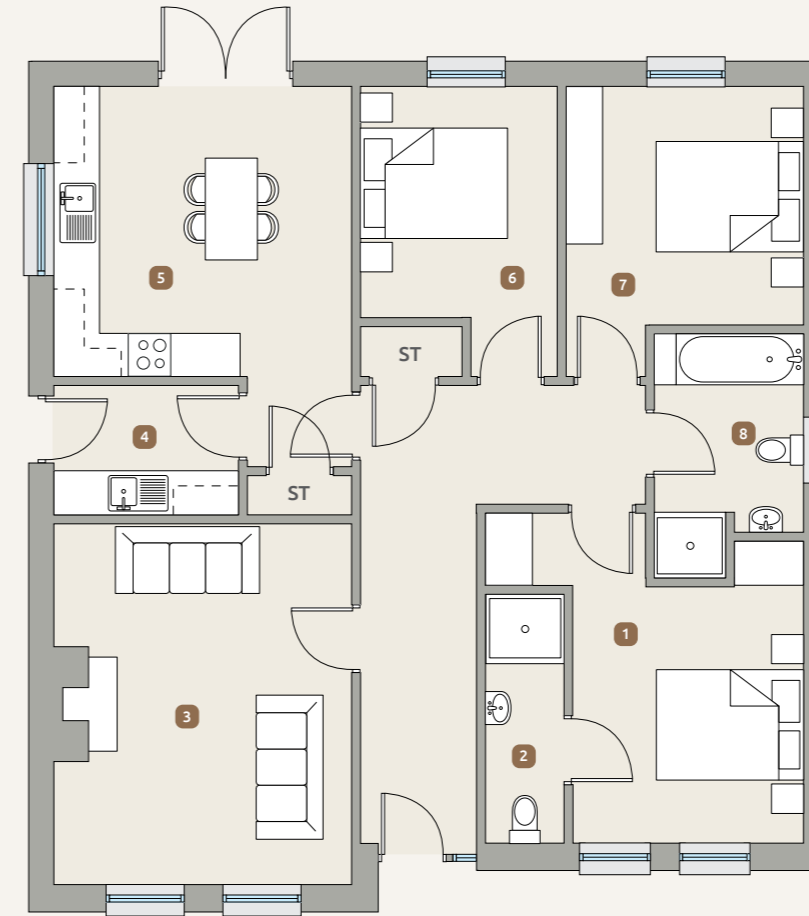
To include yourself in this great opportunity please register your interest now at Taggarthomes.com to receive all the latest information as and when it is released.



SUPERIOR
QUALITY



the **IVY** | DETACHED

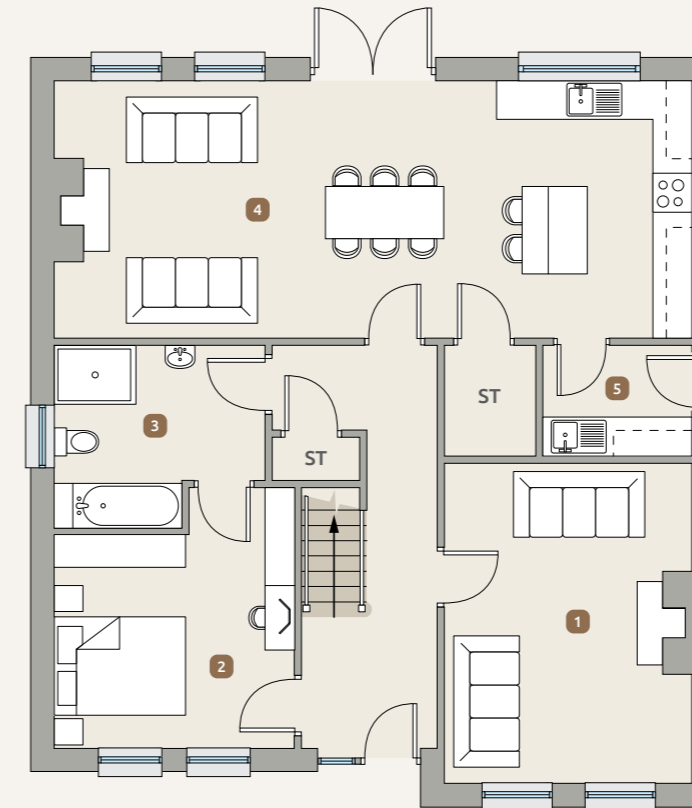


GROUND FLOOR

1.	Master Bedroom	3.1m x 3.6m
2.	Master EnSuite	1.1m x 3.4m
3.	Lounge	4.0m x 4.9m
4.	Utility	2.3m x 1.6m
5.	Kitchen / Dining	3.9m x 3.8m
6.	Bedroom 3	2.7m x 3.3m (Max)
7.	Bedroom 2	3.1m x 3.3m (Max)
8.	Bathroom	2.0m x 2.7m (Max)

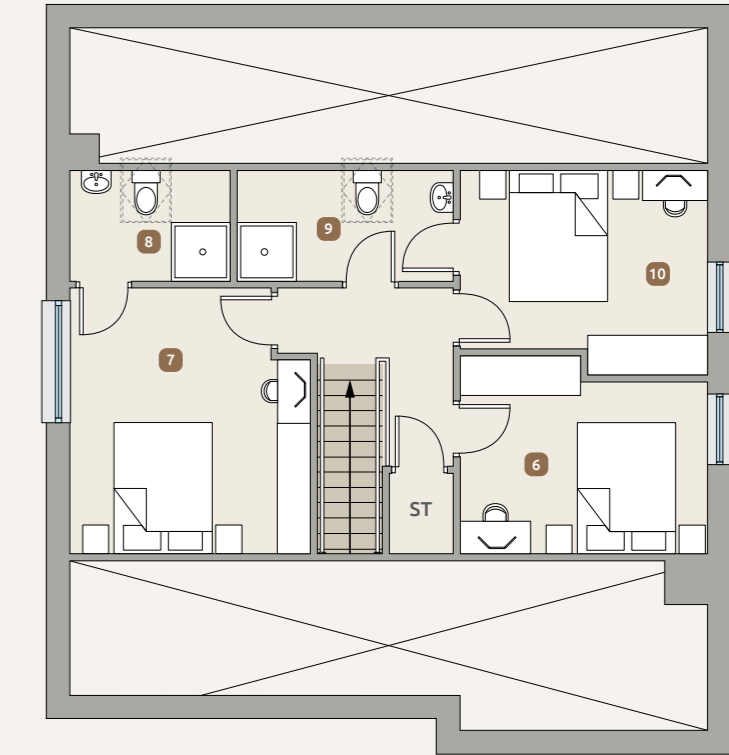


the **PRIMROSE** | DETACHED



GROUND FLOOR

1. Lounge	3.8m x 4.9m
2. Bedroom 2	3.6m x 3.2m
3. Bathroom	3.2m x 2.8m (Max)
4. Kitchen / Dining / Family	9.8m x 3.9m
5. Utility	2.3m x 1.7m

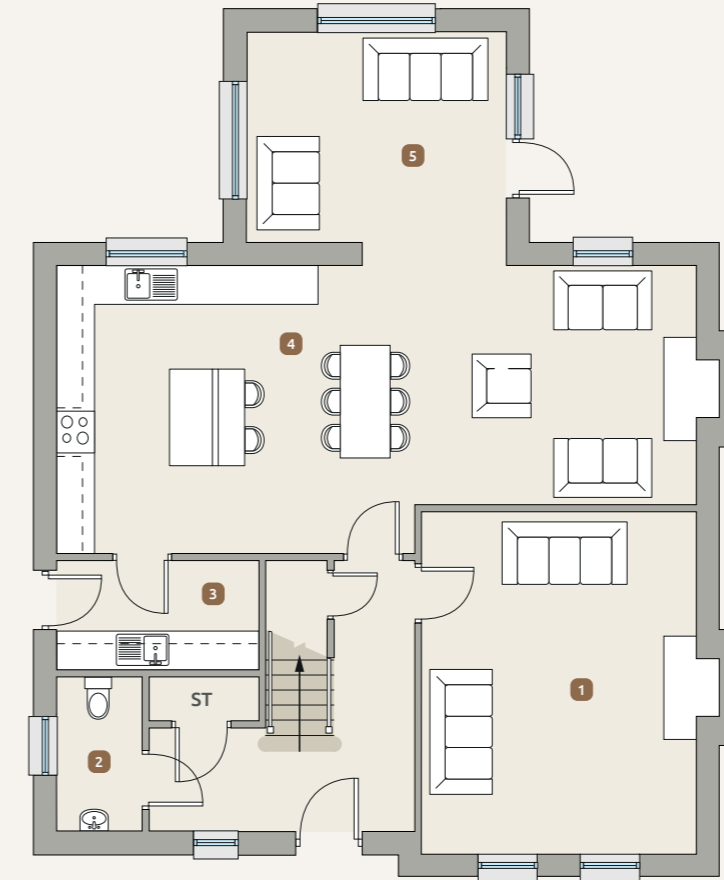


FIRST FLOOR

6. Bedroom 4	3.8m x 3.0m (Max)
7. Master Bedroom	3.7m x 4.0m (Max)
8. Master EnSuite	2.5m x 1.2m
9. Bathroom	3.3m x 1.2m
10. Bedroom 3	3.8m x 3.1m (Max)

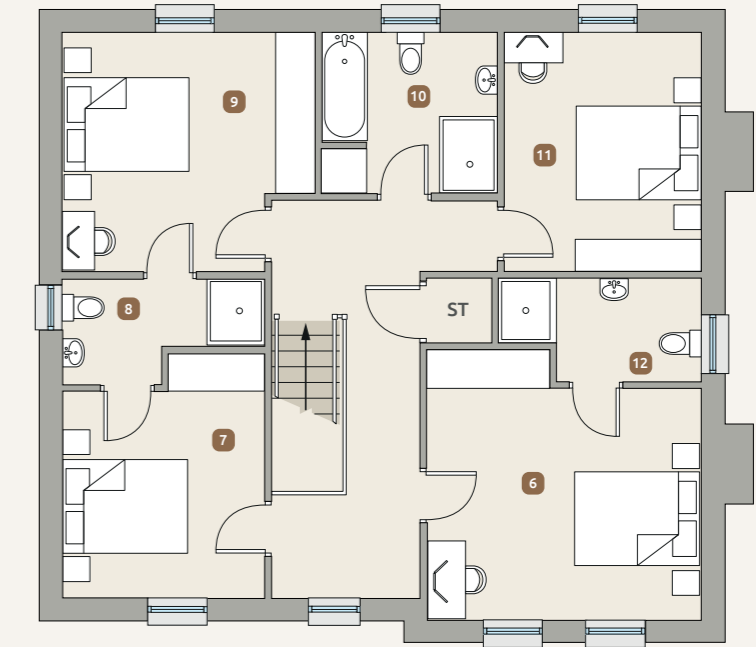


the **MONTEREY** | DETACHED



GROUND FLOOR

1. Lounge	4.2m x 5.3m
2. WC	1.3m x 2.4m
3. Utility	3.1m x 1.7m
4. Kitchen / Living / Dining	9.9m x 4.5m (Max)
5. Garden Room	4.0m x 3.3m

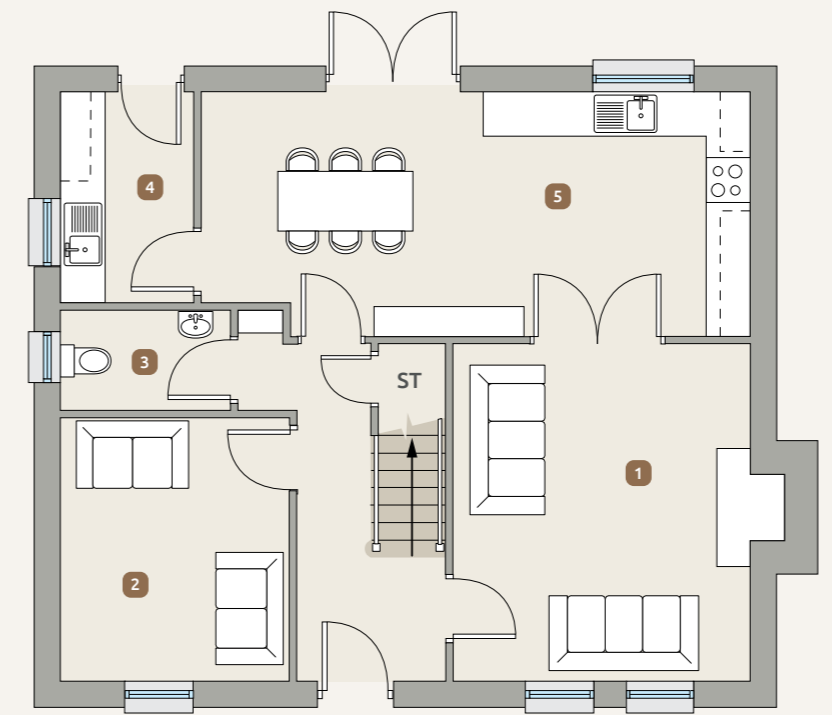


FIRST FLOOR

6. Master Bedroom	4.2m x 3.6m
7. Bedroom 3	3.1m x 3.2m
8. EnSuite	3.1m x 1.7m (Max)
9. Bedroom 2	3.9m x 3.7m (Max)
10. Bathroom	2.7m x 2.5m
11. Bedroom 4	3.0m x 3.7m
12. Master EnSuite	3.1m x 1.8m (Max)

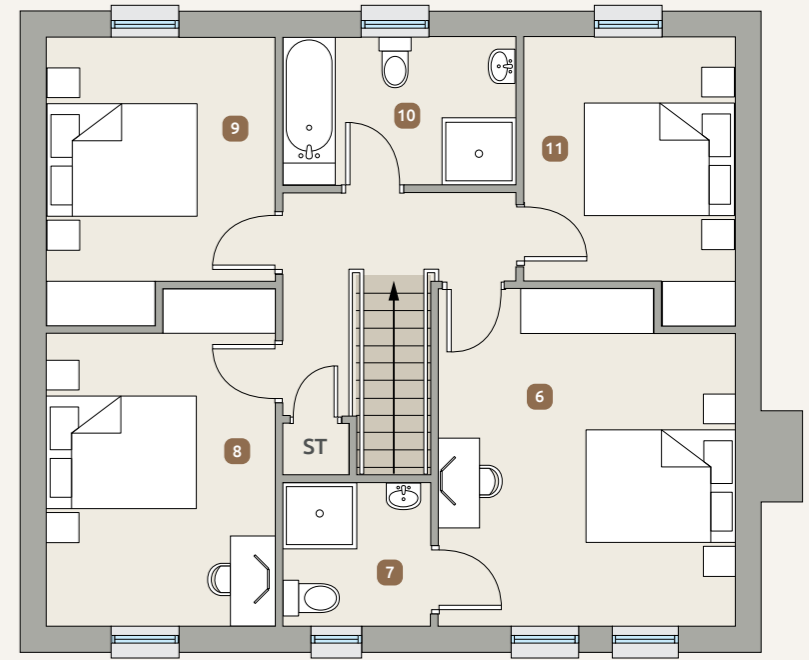


the **GRANARY** | DETACHED



GROUND FLOOR

1. Lounge	4.0m x 4.5m
2. Family	3.1m x 3.5m
3. WC	2.3m x 1.4m
4. Utility	1.8m x 2.9m
5. Kitchen / Dining	7.4m x 3.3m (Max)



FIRST FLOOR

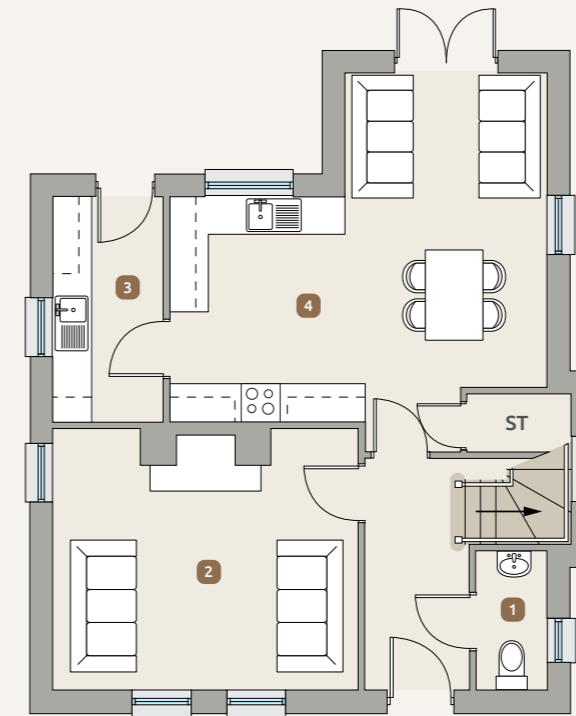
6. Master Bedroom	4.0m x 4.5m (Max)
7. Master EnSuite	2.0m x 1.9m
8. Bedroom 2	3.1m x 4.6m (Max)
9. Bedroom 3	3.1m x 3.9m (Max)
10. Bathroom	3.2m x 2.0m
11. Bedroom 4	2.8m x 3.9m (Max)



ELEGANT &
LUXURIOUS

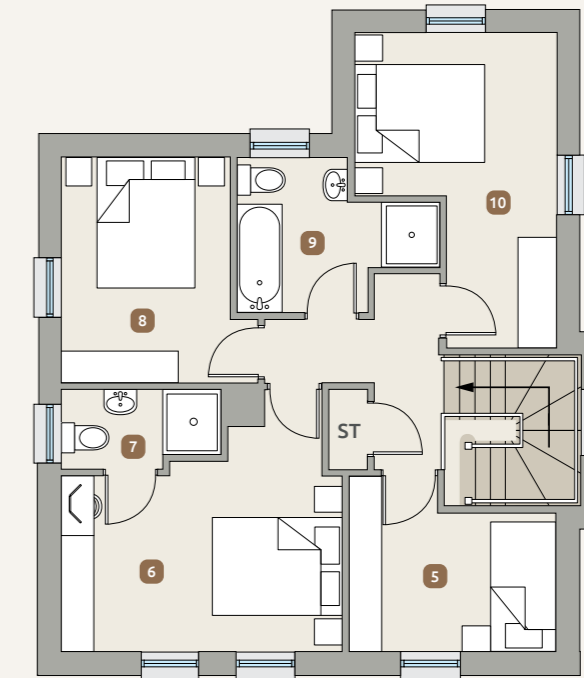


the **GATE LODGE** | DETACHED



GROUND FLOOR

1. WC	1.3m x 2.2m
2. Lounge	4.7m x 4.0m
3. Utility	1.7m x 3.3m
4. Kitchen / Dining / Snug	5.8m x 5.3m (Max)

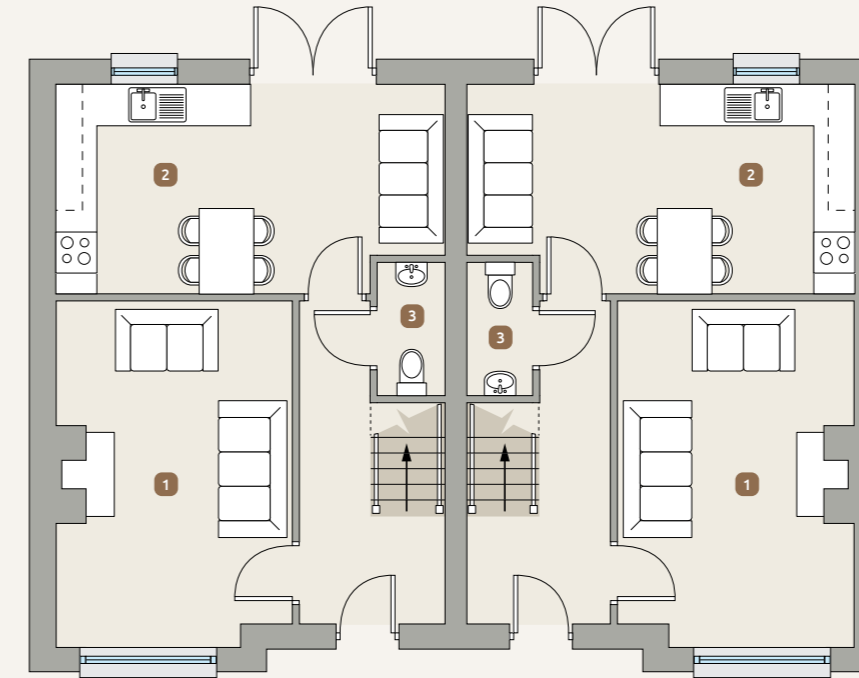


FIRST FLOOR

5. Bedroom 4	3.1m x 2.7m (Max)
6. Master Bedroom	4.4m x 4.0m (Max)
7. Master EnSuite	2.5m x 1.2m (Max)
8. Bedroom 3	3.5m x 2.6m
9. Bathroom	3.1m x 2.4m (Max)
10. Bedroom 2	3.1m x 4.9m (Max)

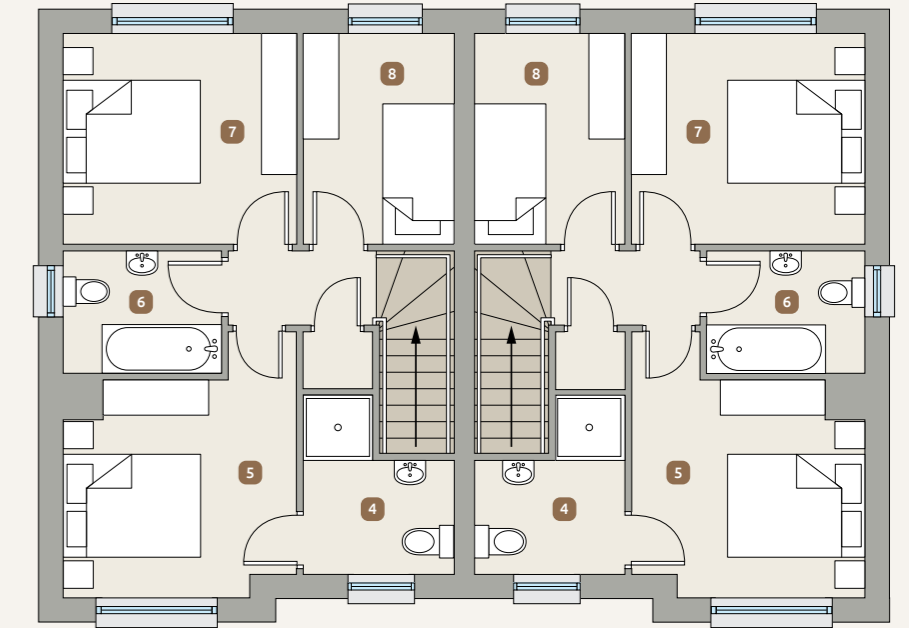


the **LYNFORD** | SEMI-DETACHED



GROUND FLOOR

1. Lounge	3.4m x 4.9m (Max)
2. Kitchen / Dining / Family	5.5m x 3.0m (Max)
3. WC	1.0m x 1.9m

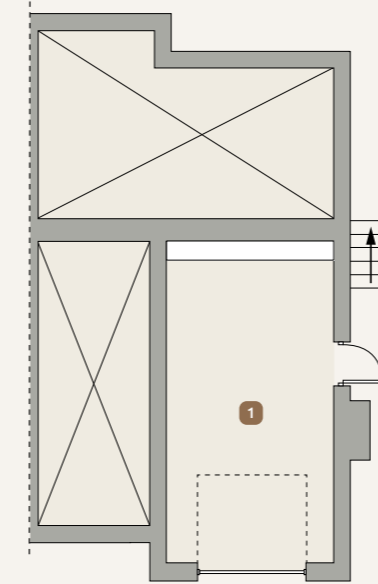


FIRST FLOOR

4. Master EnSuite	2.1m x 1.6m
5. Master Bedroom	3.3m x 3.1m (Max)
6. Bathroom	2.2m x 1.7m
7. Bedroom 2	3.3m x 3.0m
8. Bedroom 3	2.1m x 3.0m

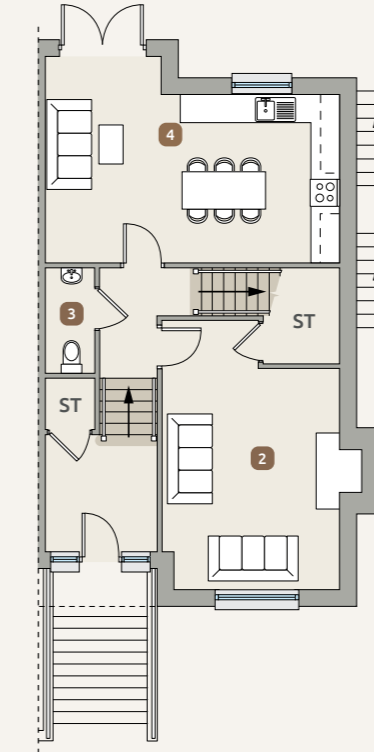


the **FARINGDON** | SEMI-DETACHED



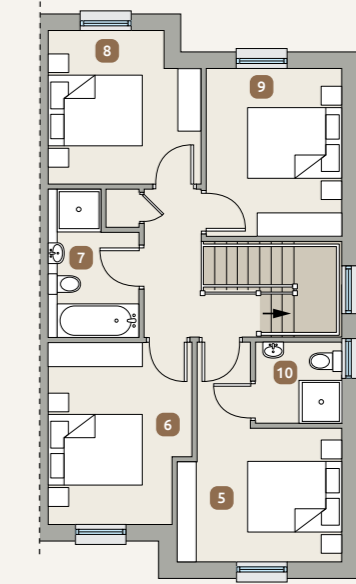
BASEMENT FLOOR

- 1. Garage | 3.4m x 6.7m



GROUND FLOOR

- 2. Lounge | 3.7m x 4.6m (Max)
- 3. WC | 1.0m x 2.2m
- 4. Kitchen / Dining / Snug | 6.1m x 4.3m (Max)

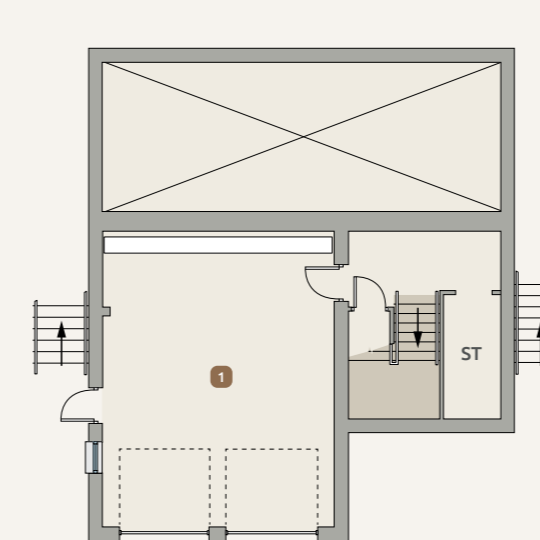


FIRST FLOOR

- 5. Master Bedroom | 3.4m x 4.6m (Max)
- 6. Bedroom 2 | 3.0m x 3.8m (Max)
- 7. Bathroom | 1.9m x 3.1m (Max)
- 8. Bedroom 3 | 3.2m x 3.2m (Max)
- 9. Bedroom 4 | 2.8m x 3.5m
- 10. Master EnSuite | 1.8m x 1.7m

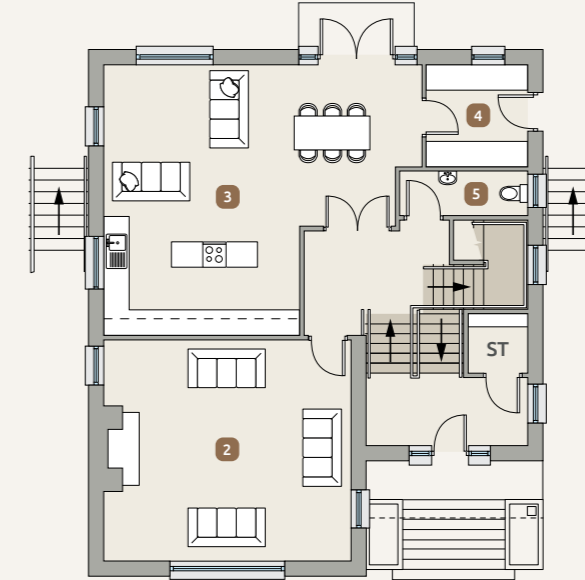


the **DALTON** | DETACHED



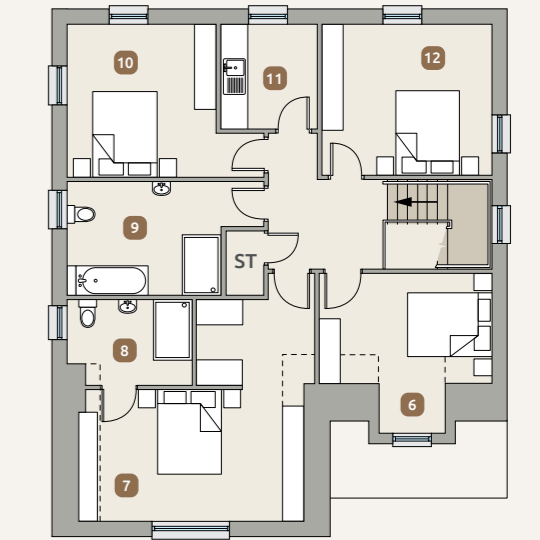
BASEMENT FLOOR

- 1. Double Garage | 7.4m x 5.8m



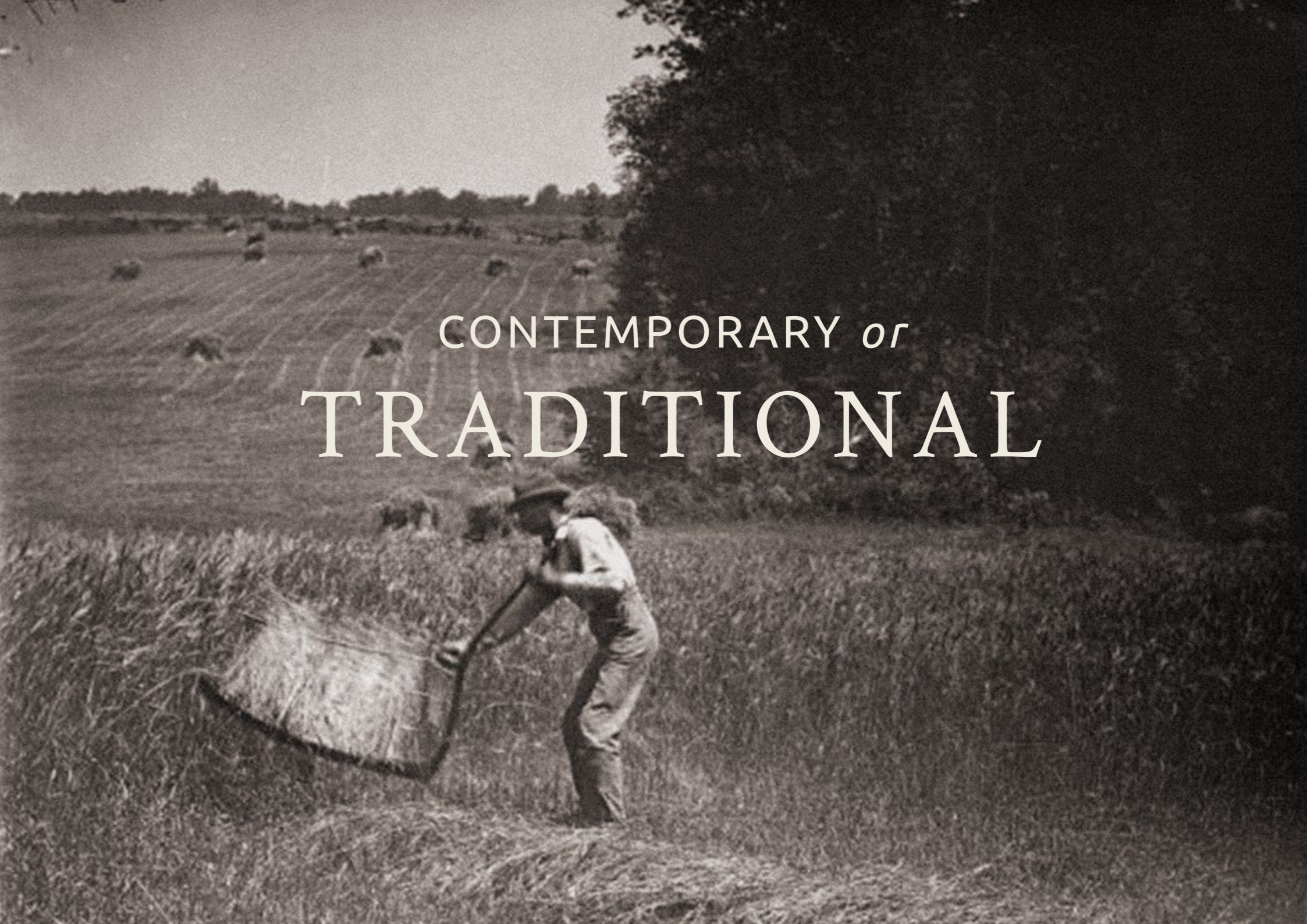
GROUND FLOOR

- 2. Lounge | 5.2m x 5.8m
- 3. Kitchen / Dining / Family | 7.5m x 6.4m (Max)
- 4. Utility | 2.4m x 2.4m
- 5. WC | 3.1m x 1.0m



FIRST FLOOR

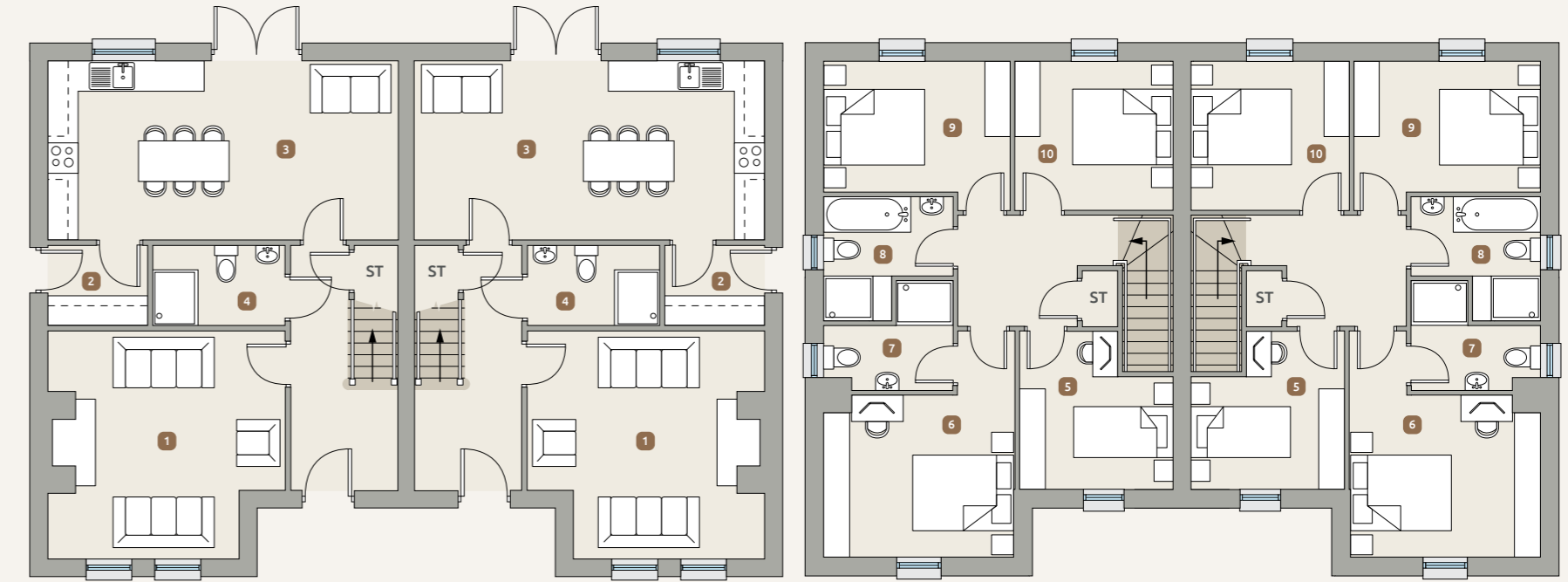
- 6. Bedroom 4 | 4.0m x 2.6m (Max)
- 7. Master Bedroom | 5.3m x 3.1m
- 8. Master EnSuite | 2.9m x 2.0m (Max)
- 9. Bathroom | 4.6m x 2.7m (Max)
- 10. Bedroom 2 | 4.6m x 3.6m (Max)
- 11. Laundry | 2.3m x 2.5m
- 12. Bedroom 3 | 4.0m x 3.6m



CONTEMPORARY *or*
TRADITIONAL



the **ABINGDON** | SEMI-DETACHED



GROUND FLOOR

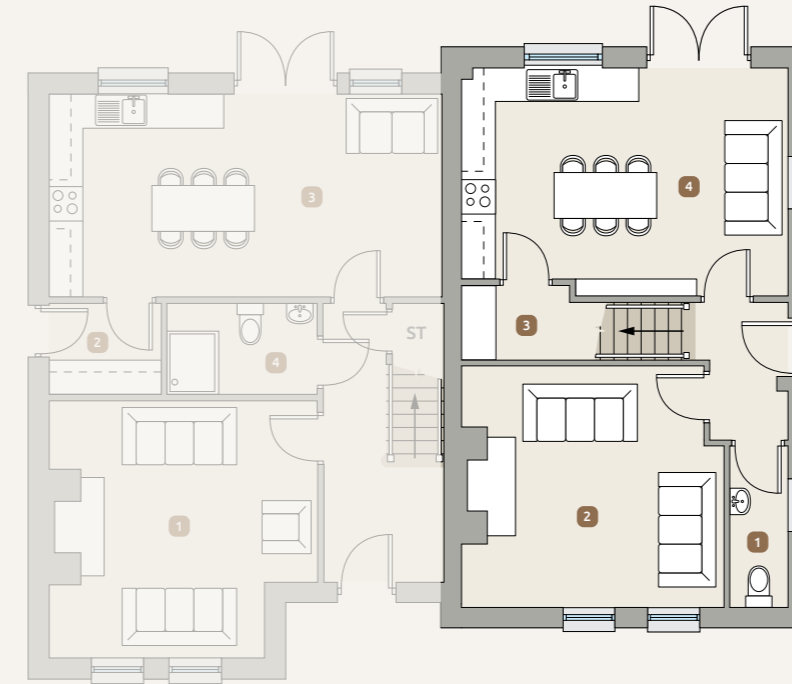
1. Lounge	4.7m x 4.6m (Max)
2. Utility	2.0m x 1.6m
3. Kitchen / Dining / Family	6.9m x 3.6m
4. WC	2.0m x 1.6m

FIRST FLOOR

5. Bedroom 3	3.0m x 3.1m (Max)
6. Master Bedroom	3.7m x 4.5m (Max)
7. Master EnSuite	2.6m x 2.2m (Max)
8. Bathroom	2.6m x 2.5m (Max)
9. Bedroom 2	3.7m x 2.9m (Max)
10. Bedroom 4	3.1m x 2.9m

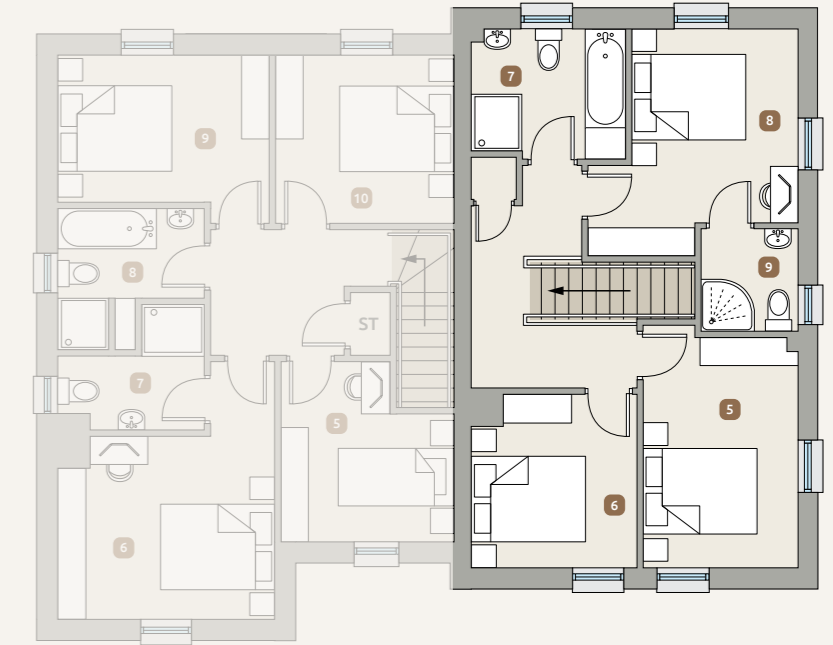


the **CROFT** | SEMI-DETACHED



GROUND FLOOR

1. WC	1.0m x 2.8m
2. Lounge	4.6m x 4.2m (Max)
3. Utility	1.9m x 1.3m
4. Kitchen / Dining / Family	5.7m x 4.0m (Max)

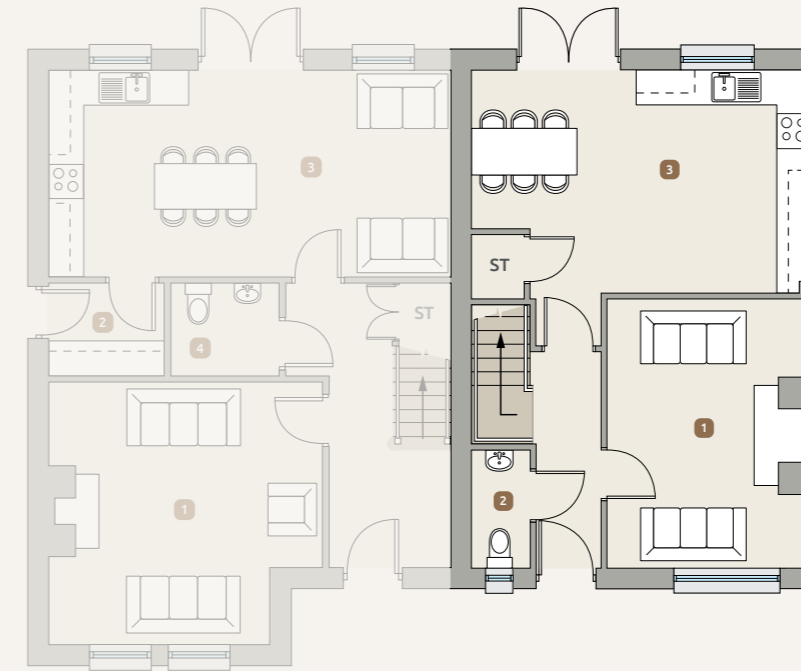


FIRST FLOOR

5. Bedroom 2	2.7m x 4.0m
6. Bedroom 3	2.9m x 3.0m (Max)
7. Bathroom	2.7m x 2.3m (Max)
8. Master Bedroom	3.9m x 3.6m (Max)
9. Master Ensuite	1.7m x 1.8m

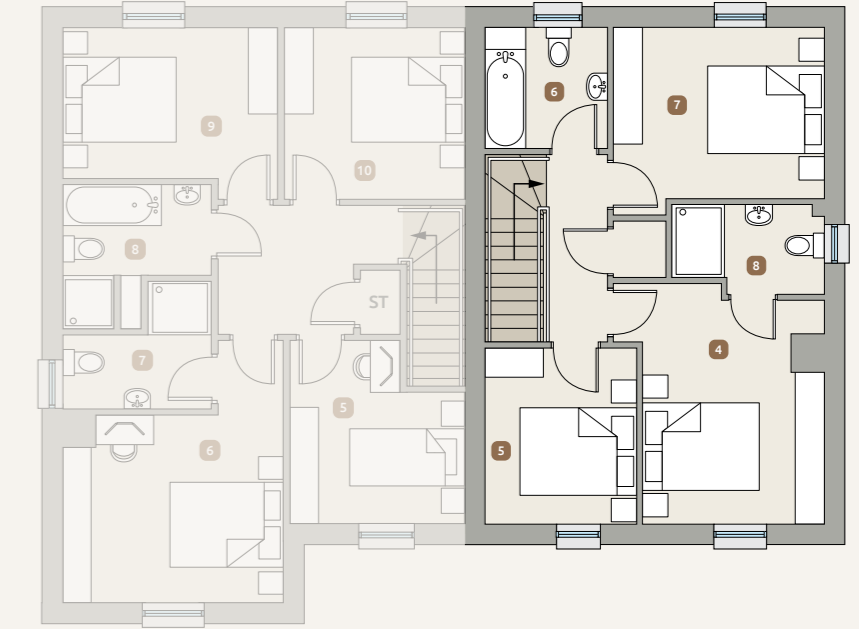


the **KENDAL** | SEMI-DETACHED



GROUND FLOOR

1. Lounge	3.5m x 4.6m
2. WC	1.0m x 2.0m
3. Kitchen / Dining	5.8m x 3.8m (Max)

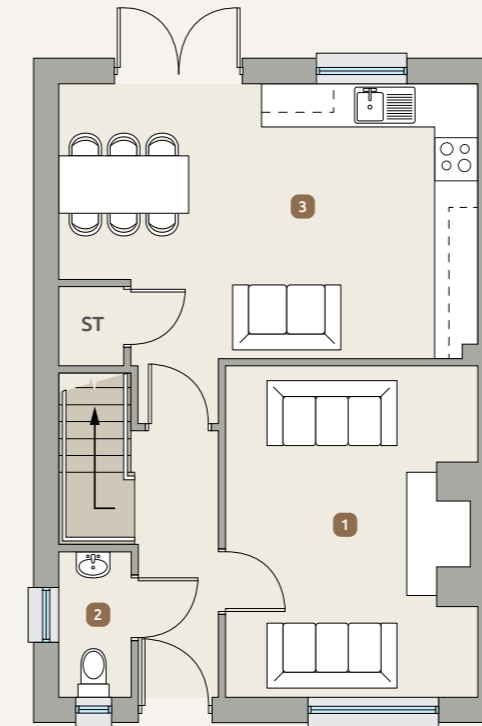


FIRST FLOOR

4. Master Bedroom	3.1m x 3.8m (Max)
5. Bedroom 3	2.6m x 3.0m
6. Bathroom	2.1m x 2.1m
7. Bedroom 2	3.6m x 3.2m (Max)
8. Master Ensuite	2.6m x 1.4m (Max)

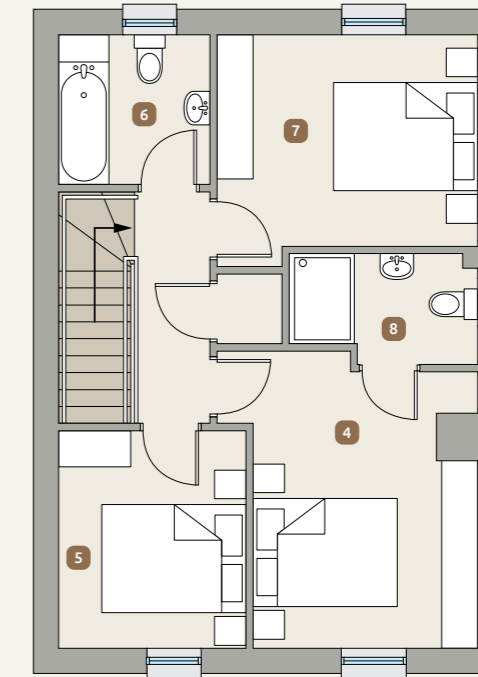


the **KENDAL** | DETACHED



GROUND FLOOR

1.	Lounge	3.5m x 4.6m
2.	WC	1.0m x 2.0m
3.	Kitchen / Dining	5.8m x 3.8m (Max)



FIRST FLOOR

4.	Master Bedroom	3.1m x 3.8m (Max)
5.	Bedroom 3	2.6m x 3.0m
6.	Bathroom	2.1m x 2.1m
7.	Bedroom 2	3.6m x 3.2m (Max)
8.	Master Ensuite	2.6m x 1.4m (Max)

the SPECIFICATION

WE HAVE ASSEMBLED *the* VERY BEST
TEAM *of* CRAFTSMEN *to* BUILD YOUR NEW HOME

Following on from the success of our NHBC award winning development at Plantation View, Limavady, Taggart Homes have committed to developing a luxury specification for our new homes at Barleyfields. Our mission is to develop houses that will excel in quality, comfort, efficiency and luxury to provide the best quality of life.

CONSTRUCTION

- Our superior construction methods include solid brick & block construction with concrete ground and first floors providing excellent sound insulation.
- Extra wide insulated cavity walls and extra deep insulation in the attic to create a warm and efficient home.
- A survey of home owners in Plantation View, Limavady confirmed that it was the solid construction and high levels of both heat and sound insulation that stood out when they moved into their new homes.
- Ivory PVC windows have been selected to compliment the "through coloured" rough textured Webber render. A 90mm thick secure and highly insulated coloured front door provides a pleasant colour contrast.

a solid investment for generations to come...

the EXTERIOR



Exterior rear view.



EXTERIOR

Great care has been taken in the external finish of each home to create an inviting environment with landscaping that will mature over the short term.

- Each home will have a large paved patio area with paved footpaths and door steps.
- Driveways will have a 2 coat layer of bitmac or paved with a fine 6mm top layer of stone creating an attractive refined appearance.
- Each home will have low level attractive planting providing a soft backdrop with Boston Creepers changing from green to a dark strawberry Red in the autumn.
- Rear gardens will have a high closed boarded fence providing privacy with evergreen laurel or similar type hedging that will, over time, camouflage the fence providing a beautiful soft mature garden.
- At the front of each home (*depending on location*) there will be a beautiful wrought iron fence along with an ornate wrought iron pillar with planting behind to create an instant boundary.
- Gardens will be either sown (*or lawn with grass turf depending on the season*).

the INTERIOR



BEDROOMS

- **(New)** Master bedroom has a dimmer switch and bedside lights fixed to the wall with an extending reading "snake" light combined that can be adjusted in any direction for reading and can be controlled either at the main switch or at the bed.
- Two bedrooms will have built in open plan wardrobe units.

BATHROOM / EN SUITE

Our new homes at Barleyfields have been fitted out with modern premium quality sanitary ware in the bathroom and en suite.

- **(New)** A Showerbath is fitted in each bathroom combining a purposely designed bath and integrated shower facility with full glass screen and thermostatic drench head shower.
- **(New)** The bathroom will have a vanity unit incorporating high end wash hand basin, storage and "waterfall" open spout tap.
- **(New)** The bathroom and en suite will have a fitted mirror with LED lighting, a shaver point and heated

demister that allows you to step out of the shower with no need to wipe away the mist.

- Both the bathroom and en suite will have a choice of high end luxury designer style tiles.
- The en suite off the master bedroom will have a large shower tray with thermostatic shower.

HALLWAY

- Off the hallway there is a convenient downstairs toilet.
- Under stair storage similar to that in as in Plantation View is provided and is an innovative and ingenious use of space.
- Tiling will be of the same luxury as in the Kitchen and dining area. These have been selected from a luxurious range of tiles sourced from Spain.

PAINTING

- All room walls and ceilings will be painted in neutral colours.

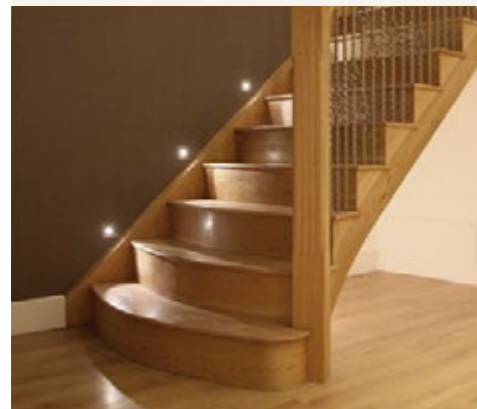
LOUNGE

- A beautiful Henley wood burning stove with a quartz hearth and surround has been chosen as part of the turn key experience.
- The Lounge ceiling has a raised well in the centre with recessed ambient mood lighting. This is complimented by down lights switched from dimmers to enhance mood or ambiance at any time of day or night for that special occasion.
- 5 amp lamp sockets will also be controlled from a separate dimmer switch for that extra touch.

HEATING / PLUMBING

- All homes at Barleyfields will be fitted with oil fired central heating providing energy efficient heating.
- All homes will have an outside tap for convenience.

the INTERIOR



KITCHEN

When you purchase a home at Barleyfields you will immediately notice the quality touches that have been added as standard. Our careful and thoughtful selection of appliances along with a choice of both contemporary and classical finishes will create both a functional and inviting space.

- **(New)** Upgrade from laminate worktop to a Silestone Quartz stone worktop with matching splash back. Choice of colours. Silestone is a non-porous surface and highly resistant to stains from coffee, wine, lemon juice, olive oil, vinegar, makeup and many other everyday products. Silestone is a compound made up of 94% natural quartz, which make it extraordinarily hard and resilient. It is an excellent surface for kitchen worktops.
- **(New)** Upgrade from a single oven to Eye level Double Ovens (*where applicable*).
- **(New)** Upgrade from an electric hob to an induction hob offering greater energy efficiency, rapid warm up times along with the additional safety feature of cooling down immediately when not in use. Extremely

fast and responsive with the ability to accurately control the power, induction hobs contain a strong electromagnet positioned under the surface of the hob. When a suitable pan is placed on it, a circuit is created which begins a rapid and even transference of heat to the base of the pan and its contents.

IMMEDIATELY NOTICE the QUALITY TOUCHES - ADDED as STANDARD...

- **(New)** Hot Water Tap, instant boiling water, removing the need for a kettle in the kitchen. Filtered drinking water helping to eliminating lime scale and other contaminants. Over a year it will prove to be more effective and save on the energy cost of boiling a kettle. No kettles, no clutter, no fuss. 98°C steaming hot & cold filtered drinking water.

There's virtually no limit to the number of ways you can use your hot tap. As well as making tea, coffee and other hot drinks, you can blanch vegetables, sterilise baby bottles and other items, defrosting food, warming ice creams scoops, re-hydrating dried food etc. With an InSinkErator® steaming hot tap the list is endless.

- **(New)** Waste disposal unit - convenient and provides an environmentally responsible answer to the growing problem of food waste. Time is saved dealing with messy food waste that would otherwise encourage odours and germs. Less hassle emptying bins. Helps the environment as less food waste ends up in Landfill.
- Additional appliances including integrated Dishwasher, integrated Washer Dryer (*replaced by separate free standing washing machine and Tumble Dryer in Utility Room where applicable*) & integrated Fridge Freezer.
- Soft Closing 'Blum' doors and drawers.
- **(New)** Corner cupboard with carousel feature.
- **(New)** Integrated pullout saucepan/storage drawers

built into base units.

- **(New)** Mood Lighting under worktops and kicker board for evening entertainment in addition to under cupboard lighting.
- Down lights with dimmer switch.
- Choice of unit doors.
- Thicker insulated framed patio doors (*where applicable*). Front and rear doors have the same specification.

LIGHTING

A new and upgraded electrical specification will accommodate modern living in the home at low running costs.

- **(New)** Lounge, kitchen and hallway will have dimming switches.
- **(New)** 2no 5 amp lamp sockets in the lounge.
- **(New)** Energy efficient LED down-lighting in lounge, hallway, kitchen/dining, WC, bathroom and en suite.
- TV points in lounge, dining, and bedrooms.

- **(New)** A socket with built in USB point will be located in the lounge, kitchen and master bedroom.
- **(New)** Each home will be wired for Broadband. This will facilitate television, telephone and high speed internet services.
- **(New)** Feature up-lighter outside each home at the front door.
- **(New)** Recessed mood lighting in the ceiling of each lounge.
- **(New)** Mood Lighting under worktops and kicker board for evening entertainment in addition to under cupboard lighting.
- **(New)** Recessed LED stair lights providing secure ambient lighting at night time.

WOODWORK

- Internal doors are solid 4 panel "London" style.
- Skirting and architraves are 150mm deep moulded classic style with a "hockey stick" moulding fitted around door architraves.
- Chrome "knob" door handles and chrome hinges

provide a chunky heavy duty feel.

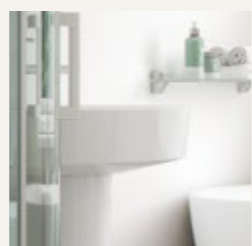
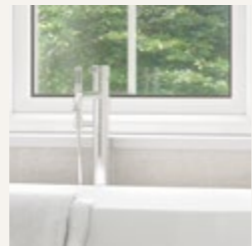
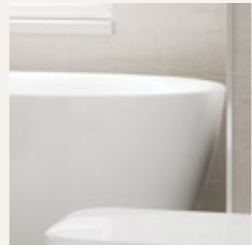
- Modern "Nottinghill" design staircase spindles with walnut hand rail.

FLOOR FINISHES

- Our unique tiles have been sourced from Spain and add the quality finishing look to each home. Hallways, WCs, kitchens, utility rooms (*where applicable*) and bathrooms will have floor tiling. Lounges in the Farnsworth & Grangeford house types will also be tiled.
- Lounges in other houses will have wooden style flooring.
- Bedrooms, stairs and landings will be carpeted with a Canterbury carpet.

** Available on Selected Homes.*

A management company will be formed for which an annual service charge will be levied on all properties to cover the cost of maintenance of open/common areas.



Left - Typical bathroom





GRAINNE
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jackie@taggarthomes.com

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sales@taggarthomes.com

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Bay Road, Derry BT48 7TG

ACKNOWLEDGMENTS: Brochure Design
and CGI's by www.urban3d.net

DISCLAIMER: These details are intended
as just a guide and do not form part of any
specification or contract. Details of the
design and the materials used, as well as
any brands stated, may vary in the finished
product. Please confirm the final layout and
specification through your solicitor prior
to contract. The dimensions are maximum
and approximate and may vary based on the
internal finish, dimensions are to the widest
part of each room scaled down from the
architect's plans. House types can change
during construction, but final drawings are
available to inspect on site. Any items ordered
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