



ebrington lane

A MARK OF DISTINCTION

perfectly PLACED

Located just off Derry City's picturesque, tree-lined Limavady Road, and set within Ebrington Park, nestles our Ebrington Lane development.

The Limavady Road area has become a hot-spot over the last few years with the opening of Ebrington Square which boosts restaurants, coffee shops, live events and much more. These homes are perfectly placed for those who enjoy a short stroll into town on a Saturday afternoon.

If Swimming, Rock Climbing, Judo or Gym are your thing, the Foyle Arena is right next door, set within the majestic St Columb's Park... great for picnics if thats your thing.

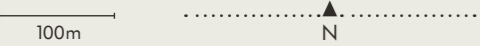
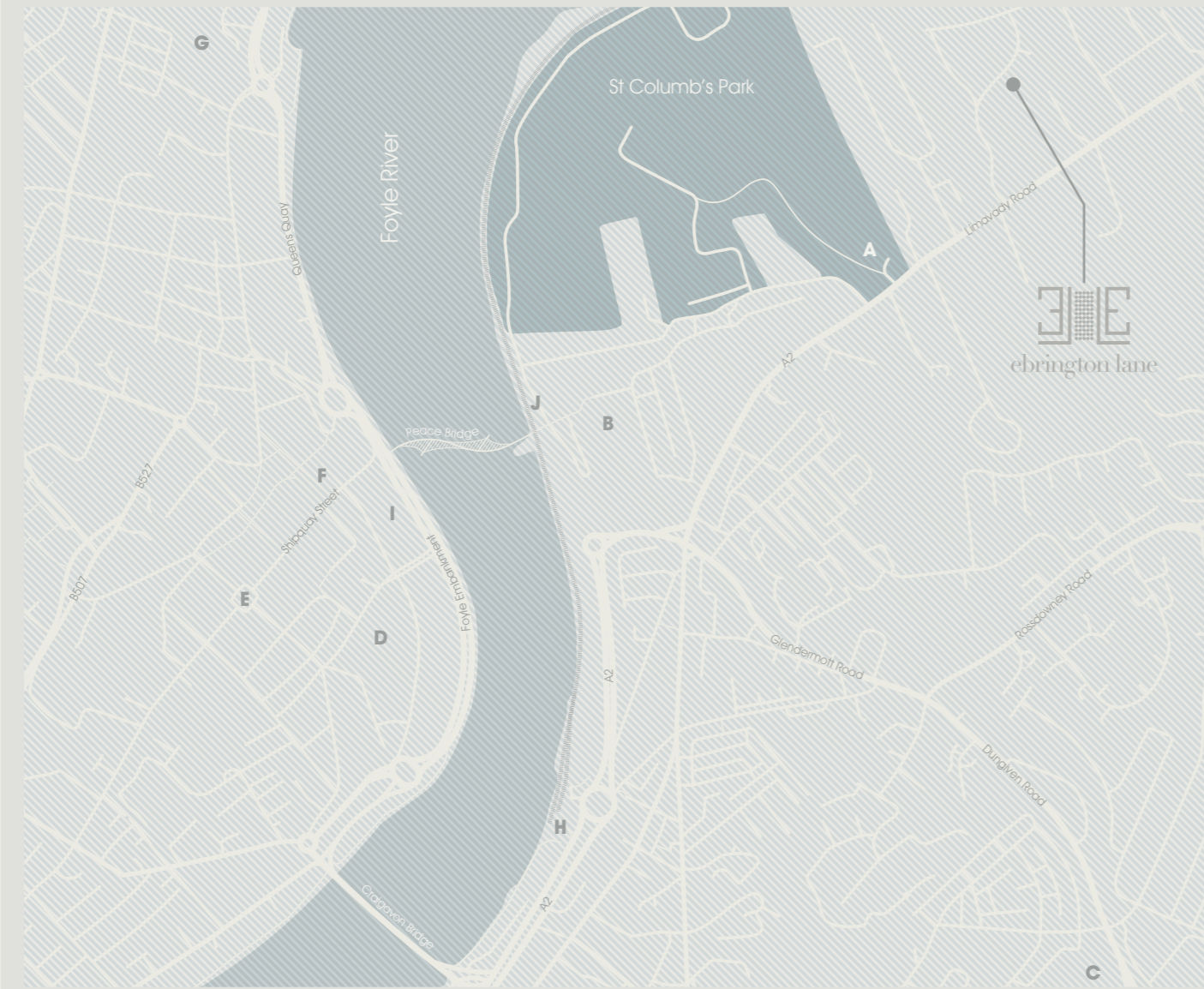


IN THE PALM OF YOUR HAND...


ebrington lane
A MARK OF DISTINCTION



LOCATION



POINTS OF INTEREST

- A. Foyle Arena
- B. Ebrington Square
- C. Lisnagelvin Centre
- D. Foyleside Centre
- E. The Diamond
- F. The Guildhall
- G. Ulster University
- H. Translink Rail
- I. Translink / Bus Eireann
- J. River Walk

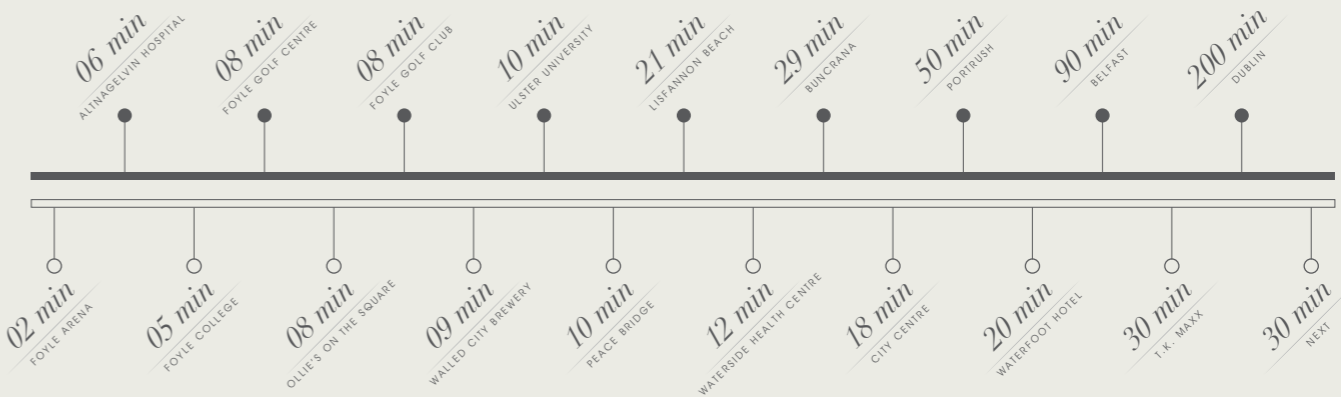


ATTRACTIONS & TRANSPORT

JUST A TINY STEP AWAY...



DISTANCE & TIME



● By Car ○ By Foot



* Times according to Google maps. Recorded during daytime, times may vary according to peak hours and normal traffic conditions.



UNIQUE

DESIGN & POSITION



SITE



A

DETACHED

THE BAKER'S
HOUSE



B

CHALET

THE POTTER'S
HOUSE



PRIVATE ENTRANCE

from Ebrington Park



DETACHED

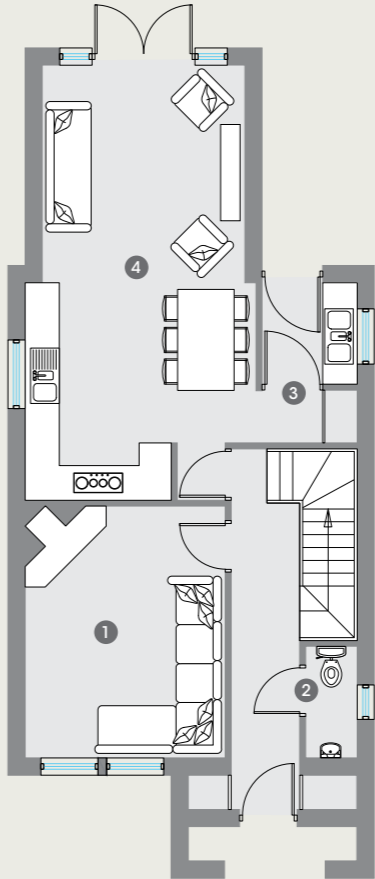
THE BAKER'S HOUSE



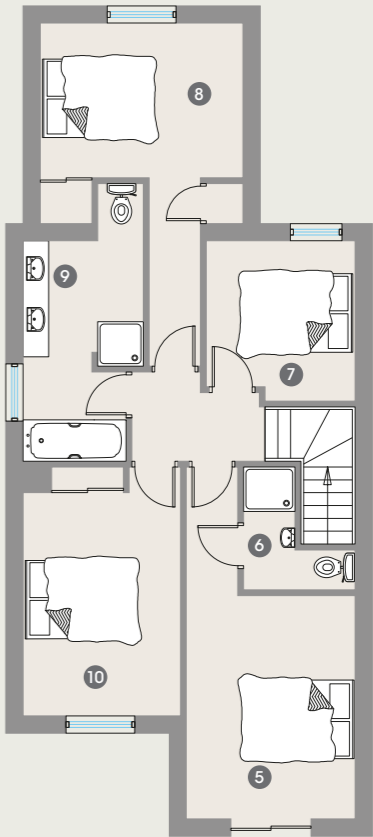


DETACHED
THE BAKER'S HOUSE

G LEVEL 1



GROUND



FIRST

- | | |
|-------------------|-------------|
| 1. LIVING ROOM | 3.5M X 4.4M |
| 2. WC | 0.9M X 2.0M |
| 3. UTILITY | 1.7M X 1.8M |
| 4. KITCHEN/DINING | 4.0M X 7.7M |

- | | |
|-------------------|-------------|
| 5. MASTER BEDROOM | 3.0M X 3.9M |
| 6. ENSUITE | 0.9M X 2.0M |
| 7. BEDROOM 3 | 2.6M X 2.8M |
| 8. BEDROOM 4 | 3.5M X 2.7M |
| 9. BATHROOM | 2.1M X 3.9M |
| 10. BEDROOM 2 | 2.8M X 3.9M |





CABINETS
Off Black

WALL COLOUR
All White

Kitchen designed by Gaff.

Pale timber accented with black detailing, cabinets and framed partitions provides a very distinctive London townhouse feel. This is how we would do it, but the choice is yours.





WALL COLOUR
Plummett

Bathroom designed by Gaff.

A very functional space with his and hers sinks, walk-in open shower and separate panelled bath.

Simplicity, warm greys and mood lighting for long relaxing soaks in the tub. This is how we would do it, but the choice is yours.



Computer generated image

DETACHED
GROUND FLOOR



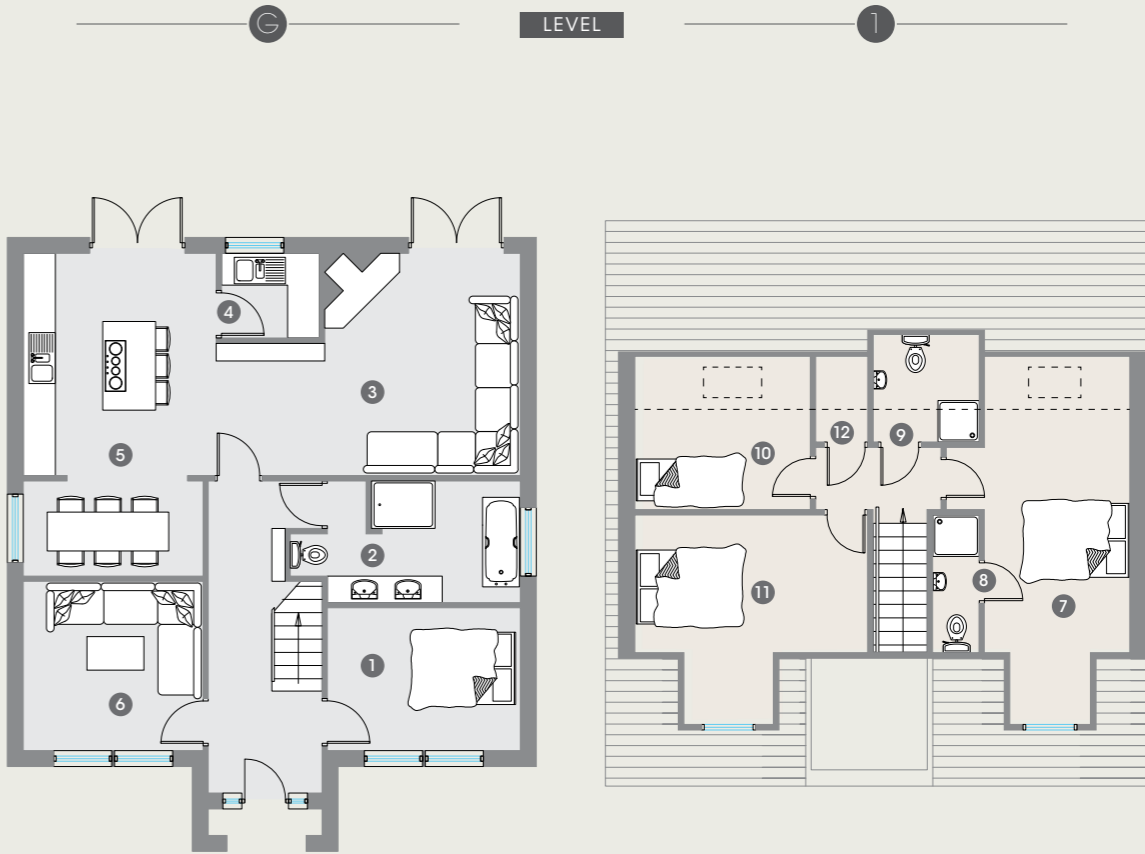
CHALET

THE POTTER'S HOUSE





CHALET
THE POTTER'S HOUSE



GROUND

1. BEDROOM 1	3.7M x 2.7M
2. BATHROOM	3.7M x 2.3M
3. KITCHEN/LIVING	9.4M x 4.2M
4. UTILITY	1.9M x 1.6M
5. DINING	3.4M x 1.8M
6. SNUG	3.4M x 3.2M

FIRST

7. MASTER BEDROOM	2.7M X 5.5M
8. ENSUITE	0.9M x 2.6M
9. BATHROOM 2	2.0M x 2.0M
10. BEDROOM 3	3.4M x 2.8M
11. BEDROOM 4	4.6M x 2.6M
12. LINEN	1.1M X 2.0M



Little Greene®
— PAINT & PAPER 1773 —

CABINETS
Dock Blue



Kitchen designed by Gaff.

The living area flows nicely into the kitchen and just out of sight to the left is the dining area. The spaces are open to each other but still feel distinct.

Navy and Teal with Brass accents create quite an opulent style. This is how we would do it, but the choice is yours.



WALL PANELS
Wimborne White

WALL COLOUR
Inchyra Blue



Computer generated image



WALL COLOUR
Elephants Breath

LAURA ASHLEY

FLOOR TILES
Wicker Dove Grey

Bathroom designed by Gaff.

The drench shower screen and free standing tub is definitely the show piece in this bathroom.

Much more of a statement than the Baker's House bathroom but certainly not over the top.

This is how we would do it, but the choice is yours.



Computer generated image

CHALET
GROUND FLOOR



SPECIFICATION

INTERNAL

- ◆ Luxury kitchen, bathroom, fireplace and tiles all to be selected from nominated suppliers
- ◆ Vaulted ceiling to master bedroom
- ◆ Full height tiling to wet areas of ensembles and shower rooms
- ◆ Solid concrete floors, with concrete slab flooring on first floor
- ◆ Cornicing to kitchen & dining
- ◆ Stove in living room
- ◆ Wired for wall mounted TV
- ◆ Painted solid panelled internal doors with chrome / brass door furniture
- ◆ Deep moulded skirting and architrave
- ◆ Internal walls, ceilings and woodwork painted throughout
- ◆ Security alarm system installed
- ◆ Generous electrical specification throughout
- ◆ Hive heating system
- ◆ Video doorbell

EXTERNAL

- ◆ Private tree lined entrance
- ◆ Large landscaped gardens to front and rear
- ◆ Ornate railings
- ◆ Feature lighting
- ◆ Fencing around garden
- ◆ Gardens to be sown
- ◆ External sockets
- ◆ Courtyard area finished in granite paving setts
- ◆ Garden folly / Pergola optional extra
- ◆ Hot & cold outside tap
- ◆ 10 year structural warranty



SECLUDED

BUT CENTRAL





ebrington lane

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DEVELOPER



www.gaff.co

SELLING AGENTS



028 7131 8530

www.okeefeestateagents.com

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DESIGN & CGI: URBAN 3D. PROPERTYBROCHURE.COM



