



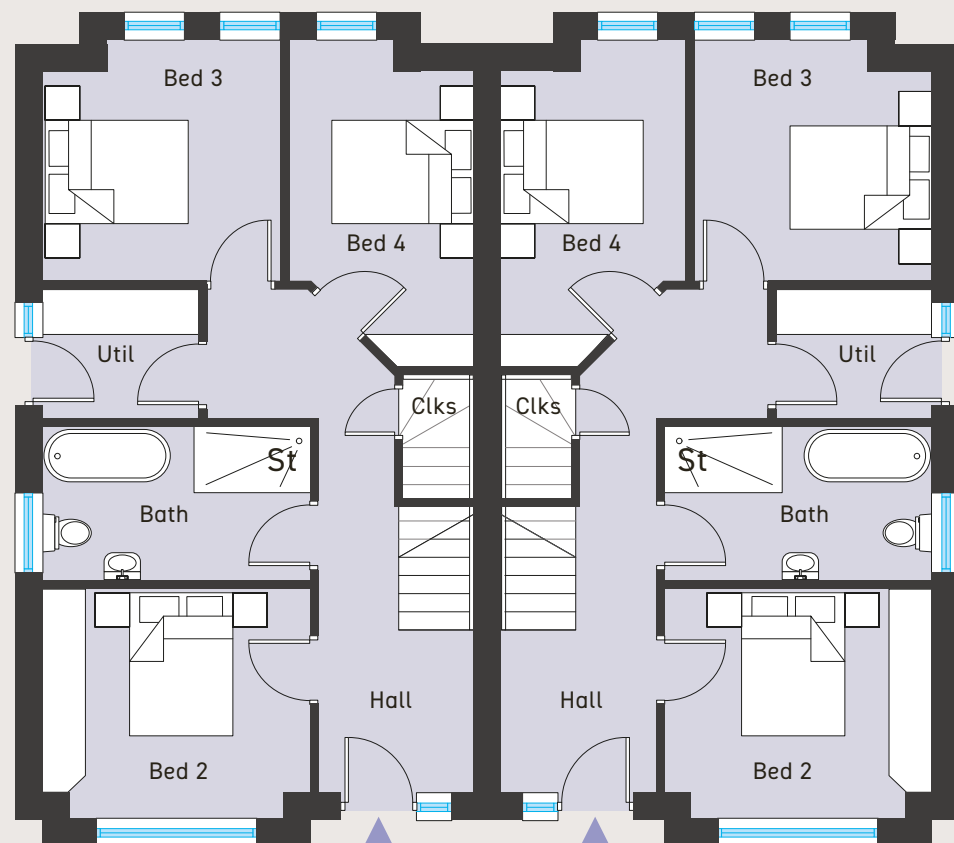
Rockland
CRESCENT
PORTSTEWART

There is something timelessly magnetic about coastal living. These 6 luxury homes imbue everything that makes living close to the sea so appealing.



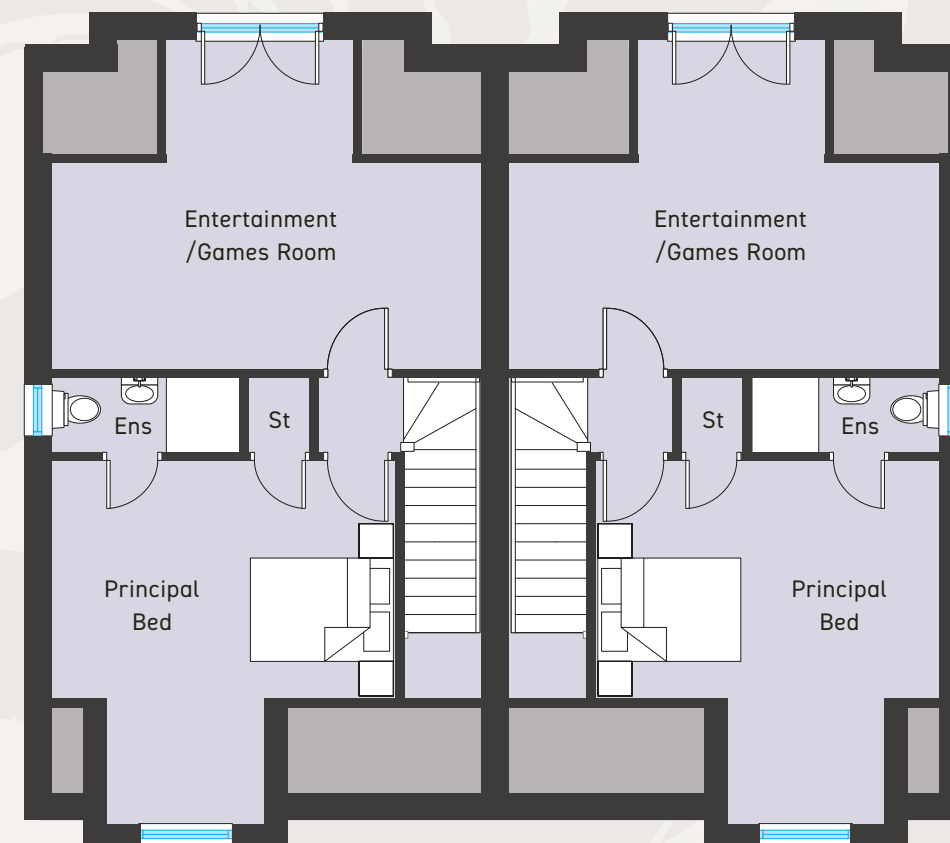
Enjoy nature on your doorstep, slow down, improve well-being and be part of a close knit coastal community.

CGI is for illustration purposes



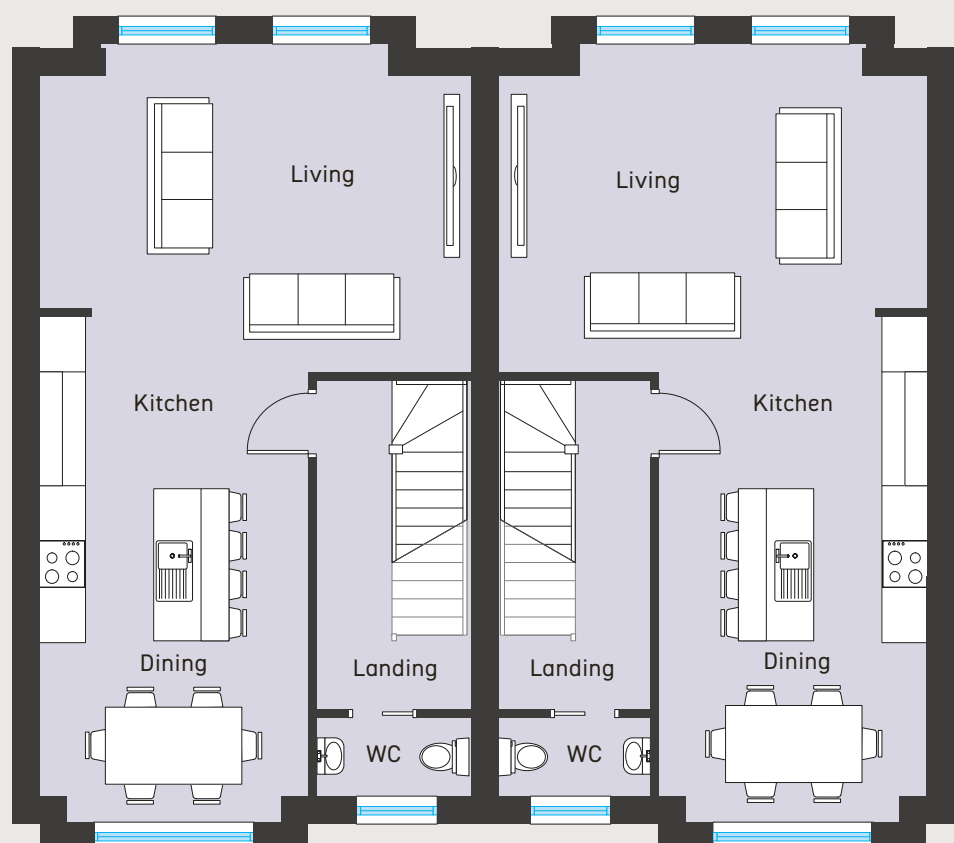
GROUND FLOOR

Entrance Hall with Cloakroom			
Bedroom 2 (max)			
ft	11'6"	x	9'10"
m	3.50	x	3.00
Bedroom 3 (max)			
ft	10'10"	x	10'2"
m	3.30	x	3.10
Bedroom 4			
ft	13'5"	x	7'3"
m	4.10	x	2.20
Bathroom			
ft	11'6"	x	6'6"
m	3.50	x	2.00
Utility			
ft	6'6"	x	5'6"
m	2.00	x	1.70



SECOND FLOOR

Principal Bedroom (max)			
ft	15'9"	x	14'9"
m	4.80	x	4.50
Ensuite			
ft	7'9"	x	3'3"
m	2.40	x	1.00
Entertainment / Games Room (max)			
ft	18'4"	x	14'1"
m	5.60	x	4.30



FIRST FLOOR

Kitchen / Dining			
ft	19'4"	x	11'6"
m	5.90	x	3.50
Living			
ft	18'4"	x	14'1"
m	5.60	x	4.30
WC			
ft	6'6"	x	3'3"
m	2.00	x	1.00



4 BEDROOM SEMI DETACHED COASTAL HOMES
Total Floor Area: 1700 sq. ft. approx



It's these details
that make the difference



SPECIAL FEATURES

- Gas fired central heating
- Energy efficient boiler

INTERNAL FINISHES

- Painted internal walls & ceilings
- Feature painted internal doors with chrome lever handles
- Painted skirting boards & architraves
- Comprehensive range of electrical sockets, switches & telephone points
- Mains smoke & carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed & rear gardens sown in grass seed
- Flagged patio area
- Front & rear external lighting
- Black guttering & downpipes
- Panelled front door finished in complementary colours
- Outside water supply
- Perspex Rockland house number sign fitted at front door
- 10 year structural warranty

KITCHEN AND UTILITY

- Luxury kitchen with a choice of door styles, colours & worktops from chosen designer
- Tailored layout & design to optimise unit and worktop space in kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer & dishwasher
- Led downlights
- Choice of floor tiling
- Quality utility units (where applicable)

BATHROOM, ENSUITE & W.C.

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuites & WC.
- Low profile shower tray with contemporary glass panels & doors to bathroom
- Thermostatically controlled shower to bathroom & ensuite (where applicable)
- Shower enclosures will be fully tiled with a choice of tiling
- Tiled splashbacks to wash hand basins & baths with a choice of tiling
- Tiled floor to bathroom, ensuite & w.c. With a choice of tiling
- Heated chrome towel rails to bathroom & ensuites
- LED downlights

FLOORING

- Carpet & underlay in lounge, bedrooms, hallway, stairs & landing
- Tiled floor to kitchen, dining, living room, utility, bathroom, ensuites & WC.





LOCATION MAP - NOT TO SCALE

WINING AND DINING

Amici Ristorante.....0.8 mile
Me and Mrs Jones Hotel 1.0 mile
Villa Portstewart1.1 miles
The Anchor.....1.1 miles
3hree Kings Coffee.....1.1 miles
Morelli's.....1.3 miles

Harry's Shack..... 1.5 miles
The Tides 2.3 miles
55 Degrees North 4.1 miles
Ramore Restaurants..... 4.3 miles
Neptune and Prawn..... 4.3 miles

GETTING ACTIVE

Portstewart Strand1.3 miles
Portstewart Golf Club1.3 miles
West & East Strands..... 4.1 miles
Royal Portrush Golf Club4.3 miles

Selling Agent:



028 7083 2000
armstronggordon.com

Developer:



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