



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

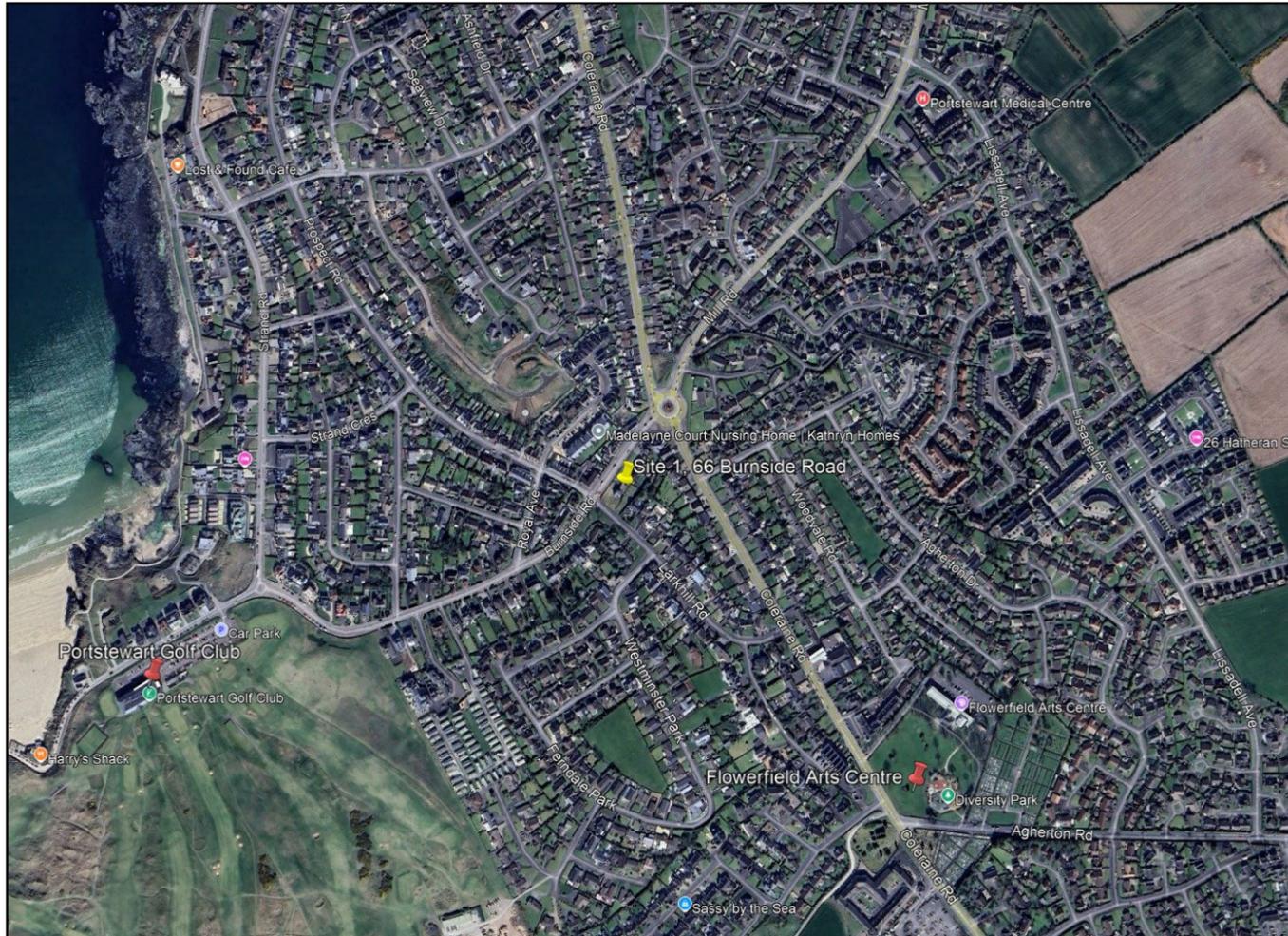
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



**ARMSTRONG GORDON**



BURNSIDE ROAD, PORTSTEWART

**HOUSES 1&2**

TOTAL AREA 2162 SQFT



**COLERAINE**

Site 1 at 66 Burnside Road

BT55 7LD

Offers Over £400,000



64 The Promenade Portstewart BT55 7AF

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028 7083 2000  
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Armstrong Gordon are delighted to offer for sale a rare opportunity to acquire a prime building site situated in one of Portstewart's most sought-after locations — just moments from the world-renowned Portstewart Golf Club and the award-winning Strand Beach.

This exclusive site benefits from full planning permission for a highly contemporary striking Studio Rogers designed detached residence extending to approximately 2,162 sq. ft, offering a stunning modern design perfectly suited to coastal living. The approved plans showcase a striking architectural home featuring open-plan living spaces, expansive glazing to capture natural light, and seamless indoor-outdoor flow — ideal for entertaining and enjoying the surrounding scenery. Positioned within a peaceful setting yet only minutes from Portstewart's vibrant Promenade, cafes, and restaurants, this is a superb opportunity to create your dream home in a truly prestigious area.

Approaching Portstewart on the Coleraine Road take your first left at the first roundabout onto the Burnside Road. The site for sale is on your left on the corner of Larkhill and Burnside Road and will be located on your left hand side before the first right onto Prospect Road.



#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

Lift and stair access to all floors.

Entrance Lobby:

Boot Store:

Cloaks Cupboard:

Integral garage with storage and plant:

Bedroom 2:

Ensuite:

Bedroom 3:

Ensuite:

Bedroom 4:

Family Bathroom:

##### FIRST FLOOR:

Landing:

Living Room:

Open Plan Kitchen/Dining/Sun Room:

Large Terrace:

##### SECOND FLOOR:

Landing:

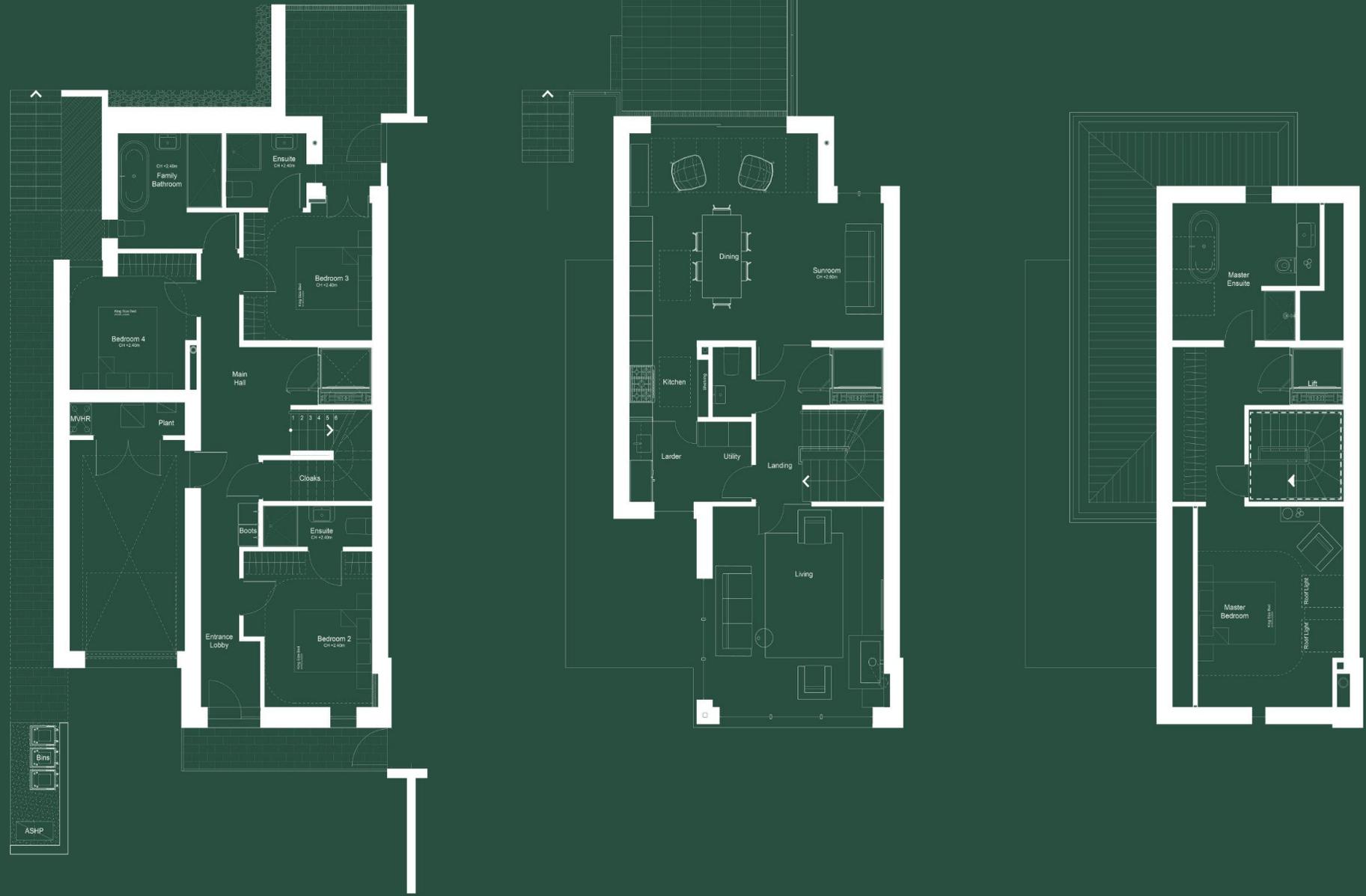
Master Bedroom:

Master Ensuite Bathroom:

##### SPECIAL FEATURES:

- \*\* Full Planning Permission In Place For Stunning 2162 Sq. Ft Dwelling
- \*\* Highly Sought After Residential Area
- \*\* Close Proximity To Portstewart Strand & Portstewart Golf Course
- \*\* Integral Garage Included In Plans
- \*\* Striking Architect Design By Studio Rogers, Coleraine
- \*\* Four Bedroom/Four Bathroom With Separate Living & Huge Open Plan Kitchen/Dining/Sun Room
- \*\* Cleared Site With Electric & Water On Site
- \*\* Storm & Sewage Details Agreed—Can Be Included In Sale Price By Negotiation
- \*\* Building Control Applied For & Included In Sale
- \*\* Electric & Water Adjacent To Site

BURNSIDE ROAD, PORTSTEWART



HOUSE 1

4 BED

KITCHEN/LIVING/DINING

LOUNGE

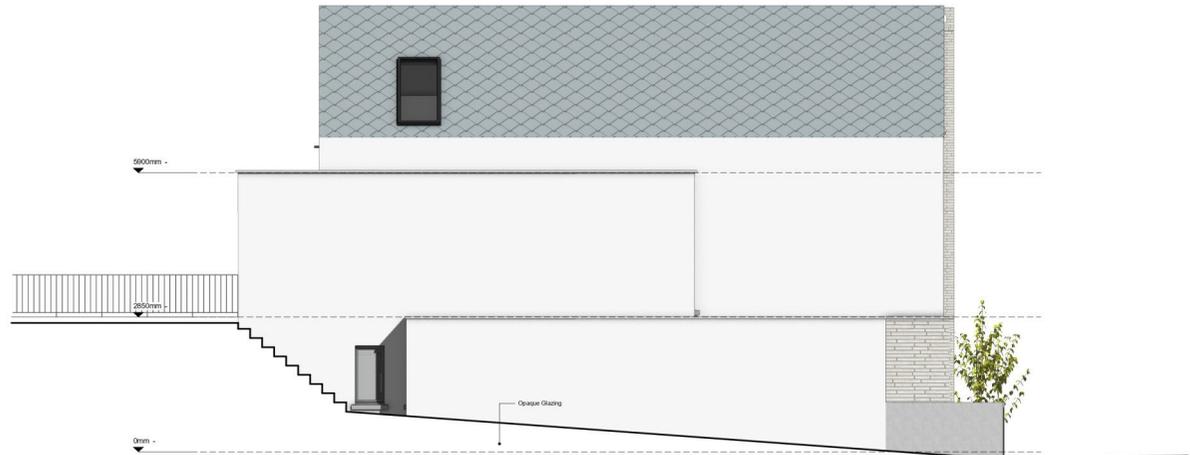
MASTER SUITE

PRIVATE LIFT

GARAGE



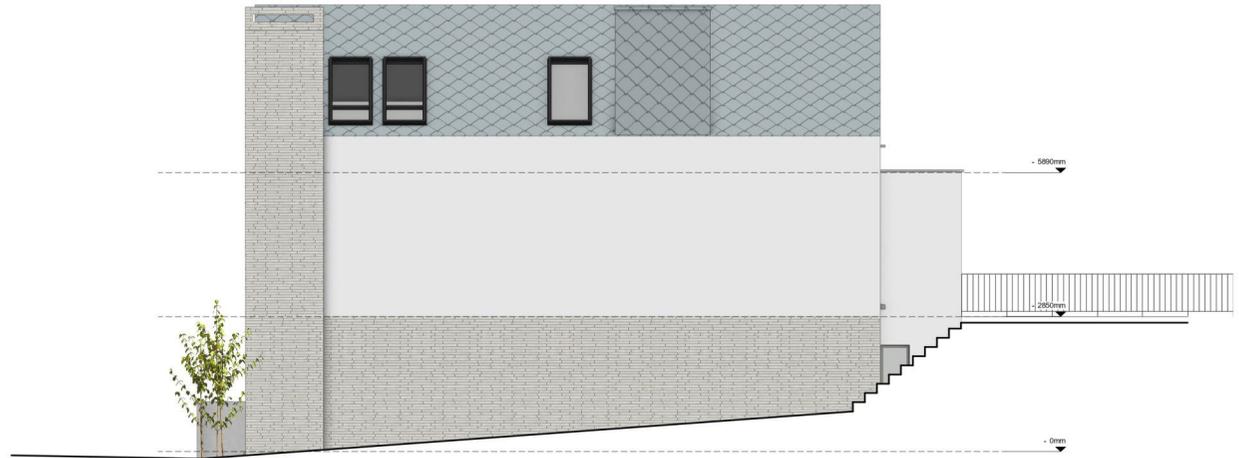
1 Proposed Front Elevation (NW)  
Scale: 1:50



3 Proposed Side Elevation (NE)  
Scale: 1:50



4 Proposed Rear Elevation (SE)  
Scale: 1:50



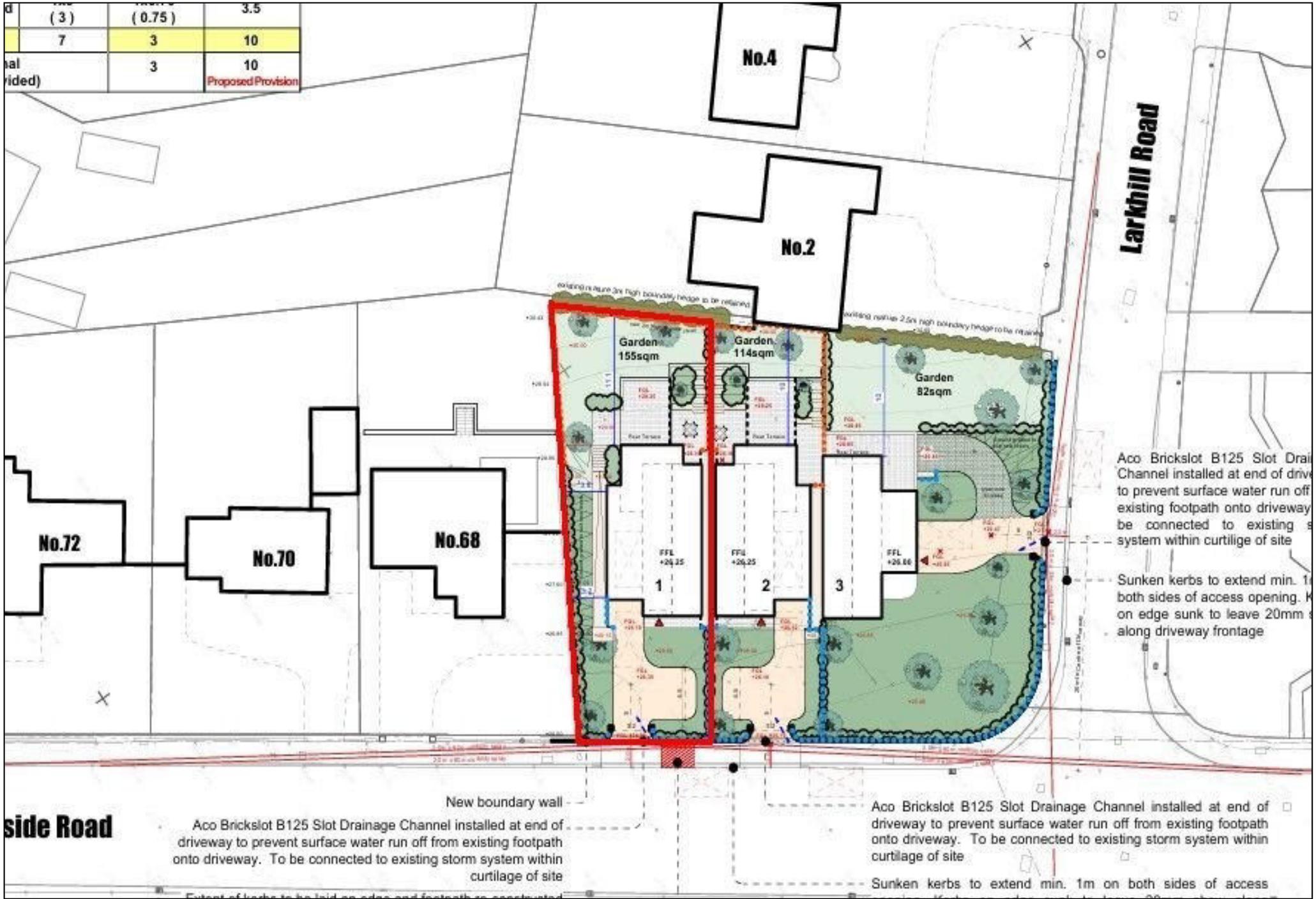
2 Proposed Side Elevation (NE)  
Scale: 1:50

**FINISHES**  
 Roof - Prefa Aluminium Cladding - Colour - Stone grey  
 Walls - Plastered White Render  
 Beige Facing Brick  
 Gutters - Aluminium - Colour - Dark Grey  
 Downpipes - Aluminium - Dark Grey  
 Windows - Aluminium window - Colour - Dark Grey  
 Doors - Aluminium Doors - Colour - Dark Grey

PROJECT NO.	22129	DATE	22.09.23
CLIENT	Knocklyn Properties Ltd.	LOCATION	
DESCRIPTION	Construction of three detached dwellings, access arrangements, landscaping and associated site works	SCALE	D110
DRAWING TITLE	Proposed Elevations - Units 01	DATE	1.10.23
DESIGNED BY		CHECKED BY	

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**studiorogers**

d	(3)	(0.75)	3.5
	7	3	10
al vided)		3	10
			Proposed Provision



Aco Brickslot B125 Slot Drain Channel installed at end of driveway to prevent surface water run off from existing footpath onto driveway. To be connected to existing storm system within curtilage of site

Sunken kerbs to extend min. 1m both sides of access opening. Kerb on edge sunk to leave 20mm gap along driveway frontage

**side Road**

New boundary wall  
Aco Brickslot B125 Slot Drainage Channel installed at end of driveway to prevent surface water run off from existing footpath onto driveway. To be connected to existing storm system within curtilage of site

Aco Brickslot B125 Slot Drainage Channel installed at end of driveway to prevent surface water run off from existing footpath onto driveway. To be connected to existing storm system within curtilage of site

Sunken kerbs to extend min. 1m on both sides of access