



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**



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

10B Sunset Ridge

BT55 7EQ

Offers Over £395,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

An excellent opportunity to acquire a brand new, three bedroom semi-detached house enjoying beautiful views across the Atlantic Ocean. This striking contemporary property has been thoughtfully designed to maximise light, space and modern living, extending to approximately 1,313 sq. ft of internal accommodation. The layout offers bright, well proportioned rooms finished to an excellent standard throughout, making it an ideal home for families, professionals or those seeking a stylish coastal retreat. The property benefits from a sleek, modern design, high quality finishes and a practical, well balanced layout that caters perfectly for today's lifestyle. Large windows enhance the sense of space and take full advantage of the impressive light, creating a light filled and welcoming living environment. Of particular note, this luxurious home boasts an A-rated energy efficiency rating, providing exceptional comfort levels, reduced running costs and a future proofed approach to modern living. Situated in one of the North Coast's most desirable locations, the property is conveniently positioned close to Portstewart's renowned promenade, beaches, golf courses, cafés and local amenities. This outstanding new build home combines contemporary design, energy efficiency and breathtaking coastal views in a truly enviable setting.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto Church Street. Take your first right onto Lever Road then your first right after St. Colum's Primary School onto Mullaghacall Road. Take your third left onto Sunset Ridge and No 10B will be located at the lower end on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

7'2 wide with under stairs storage cupboard with concealed shelving and railed storage, recessed lighting and tiled floor.



Separate W.C.:

With floating w.c. with brass wall plate flush, circular wash hand basin set in granite vanity unit with brass mixer tap, illuminated brass finished illuminated mirror above, recessed lighting, extractor fan and tiled floor.



Bedroom 1:

With wiring for wall lights, recessed lighting and tiled floor. 13'10 x 9'10



Open Plan Kitchen/Dining/Family Area: 25'6 x 22'2

Kitchen:

With stone work surfaces with waterfall island gables with undermount coloured granite sink unit set in soft close low level built in units, saucepan drawers, integrated dishwasher, integrated bin area, electric provisions and breakfast bar with seating for multiple people. Additional high and low level built in units with integrated fridge freezer, integrated 'AEG' induction hob, concealed extractor fan above, integrated two 'AEG' single ovens, matching stone work surfaces with stainless steel upstands, illuminated tinted mirrored splashback, saucepan drawers, shelved larger cupboard, recessed lighting, thermostat controls and tiled floor.



Dining/Family Area:

With recess for T.V., feature electric fire media wall, featured vaulted ceiling, tiled floor and PVC French doors leading to rear garden.



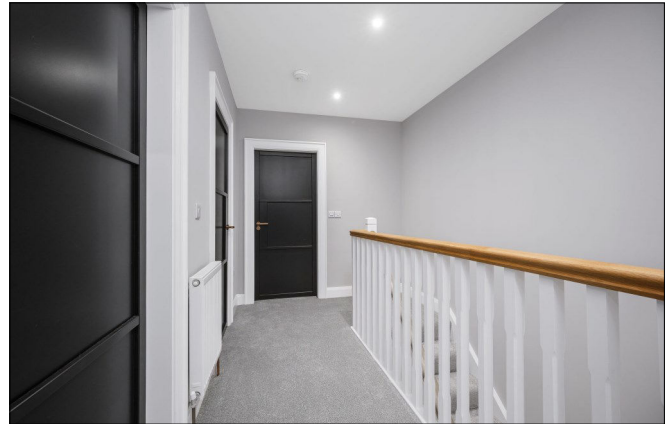
Utility Room:

With stone work surfaces set in soft close high and low level built in units, plumbed for automatic washing machine, space for tumble dryer as stack system, broom cupboard, extractor fan, recessed lighting and tiled floor.

FIRST FLOOR:

Landing:

With hot press with gas boiler, access to roof space and recessed lighting.



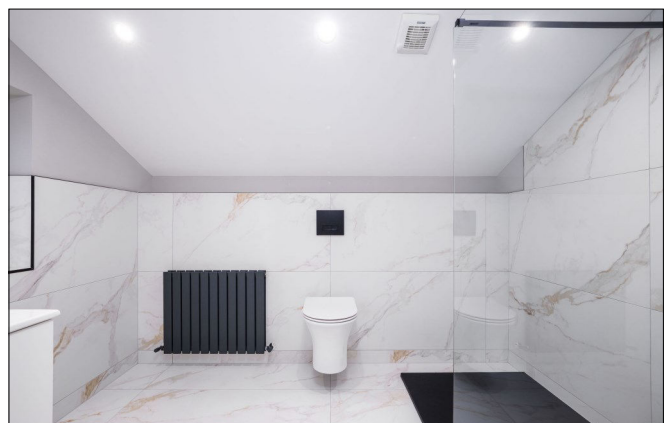
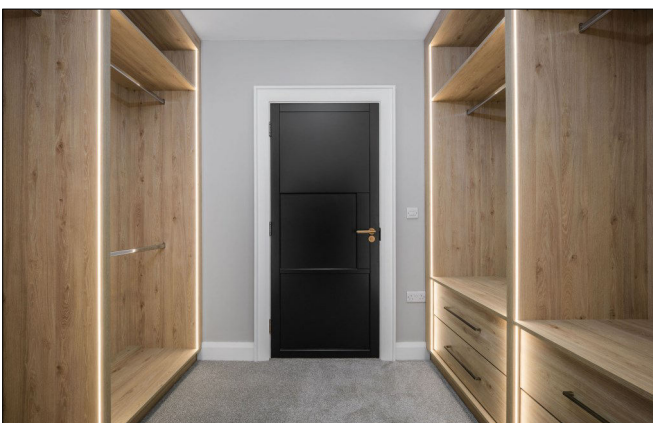
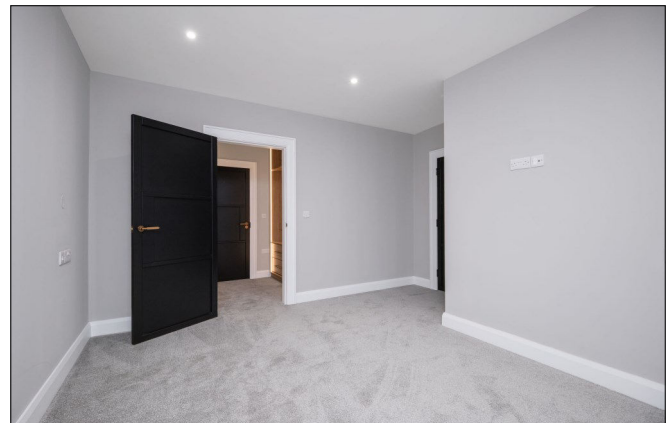
Bedroom 2:

With recessed lighting. 11'1 x 7'0

Dressing Room:

With his and hers built in illuminated wardrobes with shelved rails and drawers and recessed lighting. 9'4 x 5'5

Ensuite off with w.c., wash hand basin set in vanity unit and illuminated mirror above, fully tiled walk in shower area with mains rainfall shower head with additional telephone hand shower, part tiled walls, recessed lighting, extractor fan and tiled floor.



Bedroom 3:

With recessed lighting. 11'1 x 7'0

**Bathroom:**

With white suite comprising floating w.c., wash hand basin set in vanity unit with storage below, illuminated mirror above, freestanding scallop edged bath with brass hand shower, fully tiled walk in shower cubicle with mains rainfall shower head with additional telephone hand shower, part tiled walls, heated towel rail, recessed lighting, 'Velux' window and tiled floor. Brass fittings throughout.

**EXTERIOR FEATURES:**

Tarmac driveway with extensive tarmac parking for multiple cars Paved steps down to paved area to front leading to front door with open porch area with Zinc door, wood panels and wood sheeted ceiling with recessed lighting. Garden to side and rear is laid in lawn surrounding by high private fencing with tarmac path surrounding property with flower beds. Large paved patio area to rear. Light to front and rear. Tap to side.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (Mains) Under Floor Heating On Ground Floor
- ** PVC Double Glazed Windows
- ** Feature Electric Fire Media Wall
- ** 3.6KW Solar Panels
- ** Wired For Burglar Alarm
- ** Wired CAT6 Throughout With Data Points
- ** Seamless PVC Gutters
- ** Slate Roof
- ** Carpets Included
- ** Zinc Composite Front Door

TENURE:

Freehold

CAPITAL VALUE:

Not Assessed



