



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

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Mortgage Services:

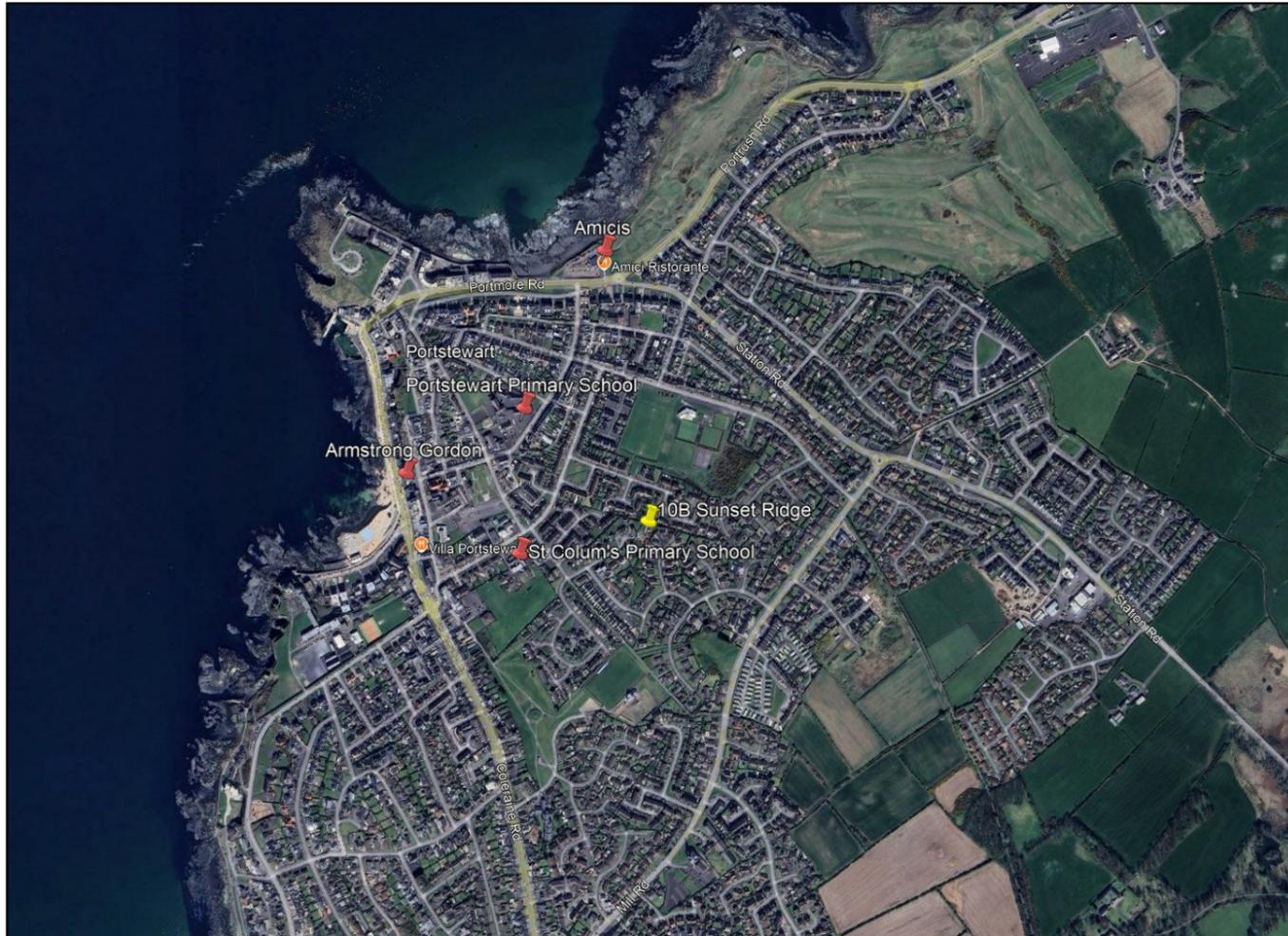
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ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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

10A Sunset Ridge

BT55 7eq

Offers Over £425,000

028 7083 2000
www.armstronggordon.com

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An exceptional opportunity to acquire a stunning, brand new three bedroom semi detached residence, perfectly positioned to enjoy uninterrupted views across the Atlantic Ocean. This striking contemporary home has been expertly designed to maximise natural light, space and modern living, extending to approximately 1,313 sq. ft of beautifully appointed internal accommodation. The well balanced layout offers bright, generously proportioned rooms finished to an impressive specification throughout, creating a stylish yet practical home ideally suited to families, professionals or those seeking a refined coastal retreat. Sleek architectural lines, high quality finishes and expansive windows enhance the sense of space while framing the breathtaking outlook and flooding the interior with natural light. Of particular note, the property boasts an enviable A-rated energy efficiency, delivering outstanding comfort, reduced running costs and a future-proofed approach to contemporary living. Ideally located in one of the North Coast's most sought-after settings, the home is conveniently situated close to Portstewart's renowned promenade, sandy beaches, championship golf courses, cafés and local amenities. This superb new build residence seamlessly combines modern design, energy efficiency and spectacular coastal views in a truly enviable location.

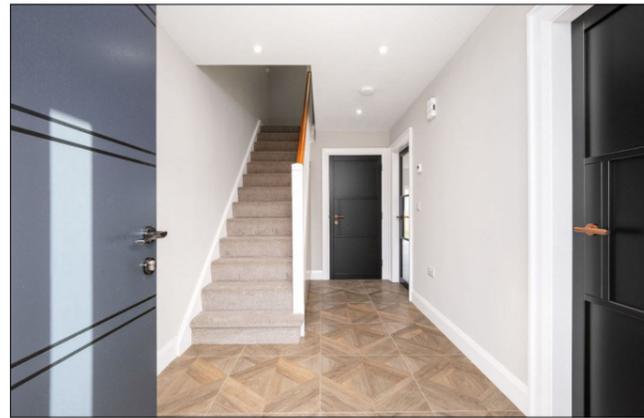
Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto Church Street. Take your first right onto Lever Road then your first right after St. Colum's Primary School onto Mullaghacall Road. Take your third left onto Sunset Ridge and No. 10A will be located at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

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

7'3 wide with under stairs storage cupboard with concealed shelving and railed storage, recessed lighting and tiled floor.

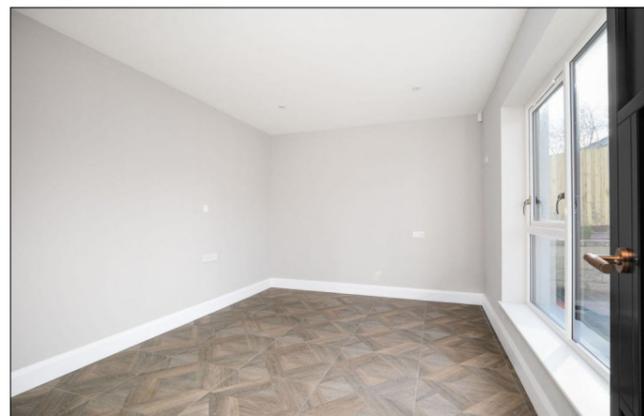


Separate W.C.:

With brass wall flush plate, wash hand basin with brass mixer tap and storage below, illuminated brass finished mirror above, recessed lighting, extractor fan and tiled floor.

Bedroom 1:

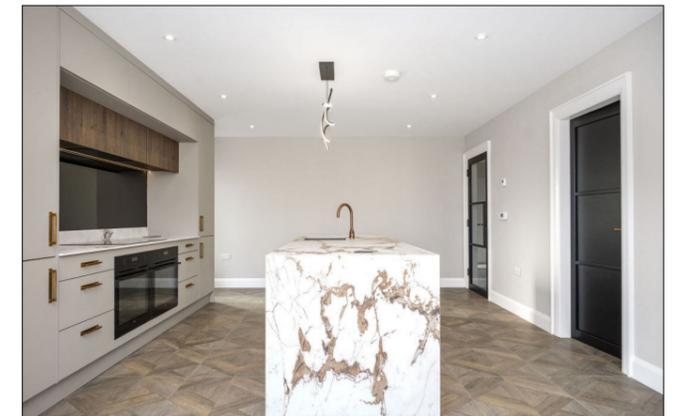
With wiring for wall lights, recessed lighting and tiled floor. 13'10 x 9'10



Open Plan Kitchen/Dining/Family Area: 25'5 x 22'1

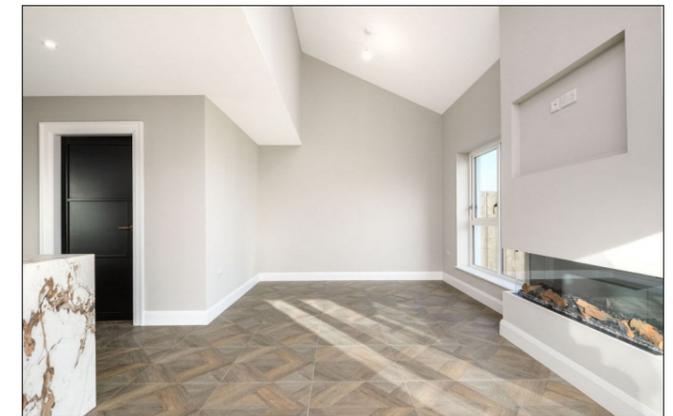
Kitchen:

With stone work surfaces with waterfall island gables with coloured granite sink unit with copper tap 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, induction hob, integrated 'AEG' two single ovens, matching stone worktops with stainless steel upstands, illuminated tinted mirrored splashback, saucepan drawers, shelved larger cupboard, under unit lighting, recessed lighting 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 worktops, 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.



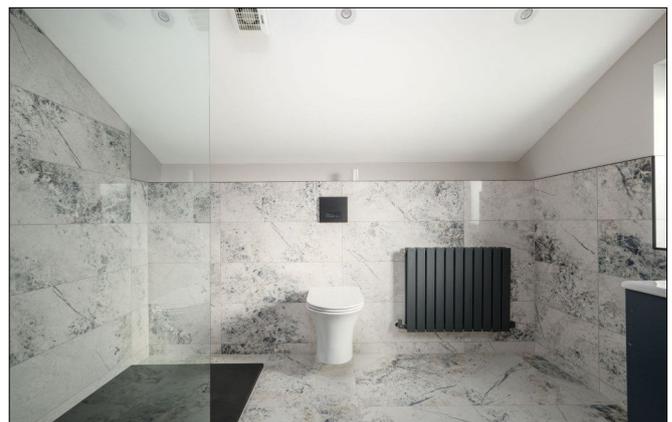
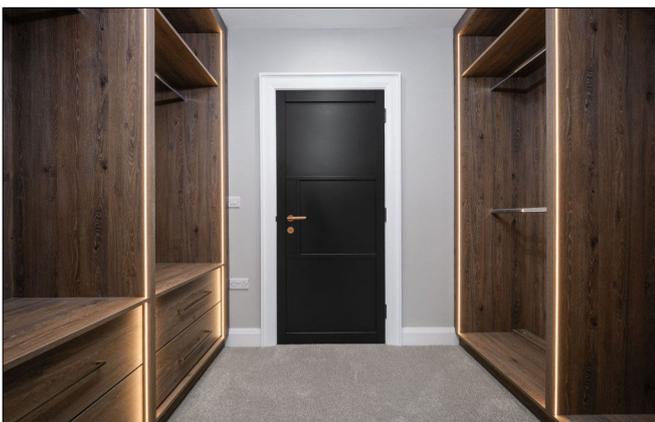
Bedroom 2:

With feature wall lighting and recessed lighting. 13'3 x 12'0 average

Dressing Room:

With his and hers built in illuminated wardrobes with shelved rails and drawers and recessed lighting. 9'4 x 5'6

Ensuite off with floating w.c. with graphite wall flush plate, floating 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, heated towel rail, 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. with wall flush plate, floating wash hand basin set in vanity unit with storage below, illuminated mirror above, freestanding scallop edged bath, 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)
- ** 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

TENURE:

Freehold

CAPITAL VALUE:

Not Assessed

