



# Sunset Park

PORTSTEWART



## Free your mind

Owning a holiday home provides the perfect opportunity to escape the hustle and bustle of everyday life and spend much needed quality time with family and friends; the chance to free your mind, relax and soak up your surroundings. Sunset Park offers just that.

Sunset Park boasts an immaculate collection of three bedroom holiday homes. Designed to turnkey specification and characterised by spacious, modern architecture with high quality fixtures and fittings throughout, it goes without saying these new properties lend themselves to easy maintenance and relaxed living.

What's more, these homes have the additional benefit of first floor, south-west facing outside terraces with views stretching across the Atlantic Ocean, Greencastle and Inishowen Peninsula.

With the beach on your doorstep, and a wealth of beautiful green spaces just minutes away, owners of a holiday home in Sunset Park will be given not only a "home away from home", but also a remarkably tranquil setting and breathtaking scenery to be enjoyed year after year.

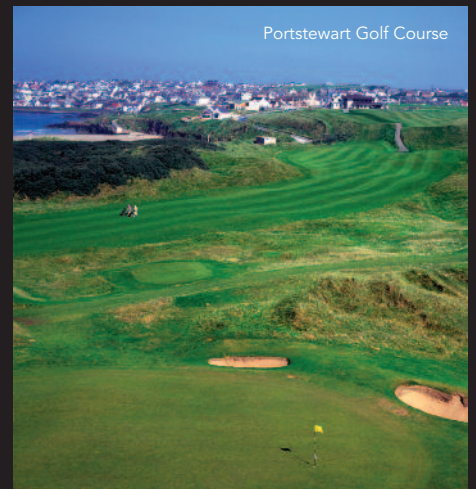




Rear View



Portstewart Harbour



Portstewart Golf Course

## Holiday whenever you like

**Enjoy the very best of relaxed and serene living in one of the country's most prized beauty spots. With top-class beaches and scenic coastal paths, it's easy to see how the seaside resort town of Portstewart offers the ideal getaway and the opportunity to holiday whenever you like.**

Whether it's spending a lazy Sunday on the golden shores of Portstewart Strand, visiting the world-renowned Giant's Causeway, exploring the ruins of the historic Dunluce Castle or enjoying the views at Mussenden Temple, this town has it all, and more.

The area is also a magnet for those who love sport, with the Atlantic Ocean playing host to surfing and swimming, and Portstewart Golf Course offering the perfect place for a relaxing round of golf.

Located just minutes away from Portstewart town centre, these new homes are also within easy reach of a large variety of local amenities, restaurants, cafés, boutiques and convenience stores.



Giant's Causeway Visitor Information Centre



Computer Visual

## Type A / A1

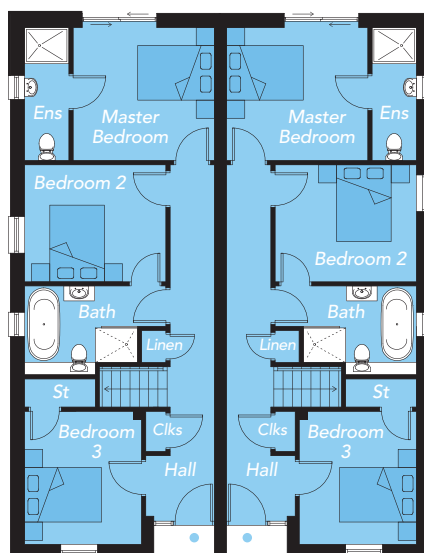
Total Floor Area - 1267 ft<sup>2</sup> / 117 m<sup>2</sup> (Approx. including terrace)  
Type A - Sites 2 & 3 // Type A1 - Sites 1 & 4

### Ground Floor

Entrance Hall	
Master Bedroom	11'5" x 10'9"
Ensuite	10'9" x 3'7"
Bedroom 2	11'5" x 9'6"
Bedroom 3	10'9" x 9'6"
Bathroom Max	11'5" x 7'2"

### First Floor

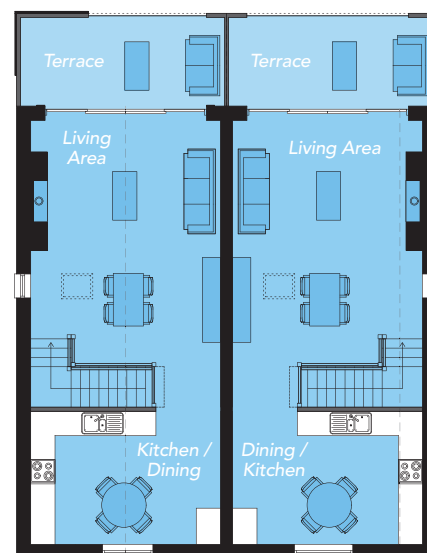
Living Area	23'3" x 15'5"
Kitchen / Dining	15'5" x 10'9"
Terrace	15'8" x 6'4"



Sites 1 & 3

Sites 2 & 4

Views Toward Atlantic Ocean



Sites 1 & 3

Sites 2 & 4



Computer Visual

## Type B / B1

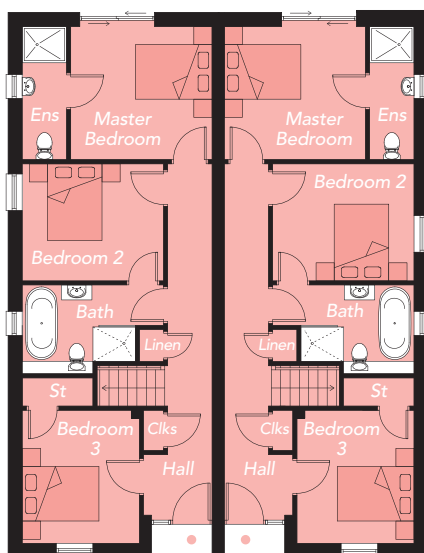
Total Floor Area - 1267 ft<sup>2</sup> / 117 m<sup>2</sup> (Approx. including terrace)  
Type B - Site 5 // Type B1 - Site 6

### Ground Floor

Entrance Hall	
Master Bedroom	11'5" x 10'9"
Ensuite	10'9" x 3'7"
Bedroom 2	11'5" x 9'6"
Bedroom 3	10'9" x 9'6"
Bathroom Max	11'5" x 7'2"

### First Floor

Living Area	23'3" x 15'5"
Kitchen / Dining	15'5" x 10'9"
Terrace	15'8" x 6'4"



Site 5

Site 6

Views Toward Atlantic Ocean



Site 5

Site 6

# Luxury Specification

## INTERIOR

- Exclusive contemporary kitchen
- State of the art kitchen appliances including induction hob, fan oven, combi microwave oven, frost free fridge freezer, dishwasher and wash/dryer
- Contemporary sanitary ware with chrome fittings including freestanding bath and private access into bathroom from bedroom 2
- High quality finishes to all internal walls, ceilings, doors and woodwork
- Porcelain floor tiles to hallway, bathroom, en-suite and kitchen
- Premium painted internal wooden doors with chrome furniture
- Fully tiled shower cubicles and wash hand basin splash backs
- LED lighting, heated demister pad mirror in bathroom and en-suite
- Luxury carpet with underlay to living, stairs & bedrooms
- Vaulted ceiling in living area
- Bison slabs to first floor
- High performance insulation to floors and roof space

## HEATING

- Firmus Gas fired hot water boiler
- Underfloor central heating to all rooms
- Gas fire in living area with thermostatic remote control
- Chrome heated towel radiators in bathroom and en-suite
- Thermostatically controlled showers to bathroom and ensuite (drench shower head in main bathroom)
- BBQ gas connection to terrace

## ELECTRICAL

- Comprehensive range of chrome electrical sockets and TV points
- Chrome telephone outlets
- Automatic smoke, heat and carbon monoxide detector alarm system installed
- Recessed low energy lighting throughout
- External lighting
- Cat6 data cabling
- Wired remote smart heating controls (optional extra)
- Intruder alarm
- Front door CCTV intercom system

## EXTERIOR

- Terrace with panoramic sea views which feature frameless structural glazing to maximise view
- Enclosed rear paved patio and garden finished with grass
- Tarmac driveway and grassed area
- Premium quality dark grey PVC sliding doors in living area to access terrace
- Dark grey double-glazed PVC windows manufactured to 'A' rated energy standard with chrome ironmongery
- Skylight over dining area
- Black PVC rainwater gutters and down pipes
- Composite grey entrance door with chrome ironmongery and letterbox
- Two vehicle private parking with addition on-street parking to front of property
- Outside water tap
- 10 year Global structural warranty

**ARMSTRONG  
GORDON**   
THE PROFESSIONAL PROPERTY AGENT (Est. 1947)

**028 7083 2000**

64 The Promenade, Portstewart  
[www.armstronggordon.com](http://www.armstronggordon.com)