

CONTEMPORARY × COASTAL × LIVING

THE FRONTLINE
LISDERG

STATION ROAD × PORTSTEWART

EXCEPTIONAL WITHIN

EXTERNAL FEATURES

- Garages available on all sites as an optional extra except for sites 9 & 14
- Gardens sown in grass seed
- Render with uPVC double glazed windows
- Driveways to be finished in bitmac
- 10 year structural warranty

INTERNAL FEATURES

- Constructed in accordance with new Building Regulations
- Walls, ceilings and woodwork painted throughout
- Mains smoke and carbon monoxide detectors
- Moulded skirting and architrave
- Quality ironmongery on doors
- Wiring for intruder alarm
- Wiring for satellite point
- Firms natural gas fired central heating
- Comprehensive range of electrical points, sockets, television and telephone points

KITCHENS & UTILITY ROOMS

- Impressive high quality kitchen units with choice of doors and handles, worktop with tiled upstands and splashback behind cooker
- Integrated appliances to include cooker, hob, extractor hood, fridge/freezer and dishwasher
- Recessed down lighters to kitchen ceilings

BATHROOMS, ENSUITES & WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath with screen door (where applicable)
- Showers in ensuites to be thermostatically controlled on slimline trays
- Recessed down lighters

FLOOR COVERING & TILING

- Ceramic tiled floor to kitchen areas, bathrooms, ensuites and WCs
- Full height tiling to shower enclosures
- Carpets or high quality pre-finished engineered timber flooring to lounge, bedrooms, hall, stairs and landings

THAT EXTRA SPECIAL TOUCH

- Master bedroom with fitted dressing room and ensuite.
- Master bedroom ensuite to include anti-mist mirror with bluetooth connection speakers
- Fitted wardrobes to all bedrooms
- Semi pedestal wash hand basin, vanity unit and WC to bathroom, downstairs cloakroom and master ensuite
- Heated towel radiator to ensuite and bathroom
- Brushed steel electrical wall plates with black ingots
- USB sockets in all bedrooms (two in master bedroom) and one in the lounge, kitchen and dining areas
- Feature contemporary tall vertical radiator in open plan kitchen
- Free standing bath with pedestal tap fitting
- Fitted intruder alarm



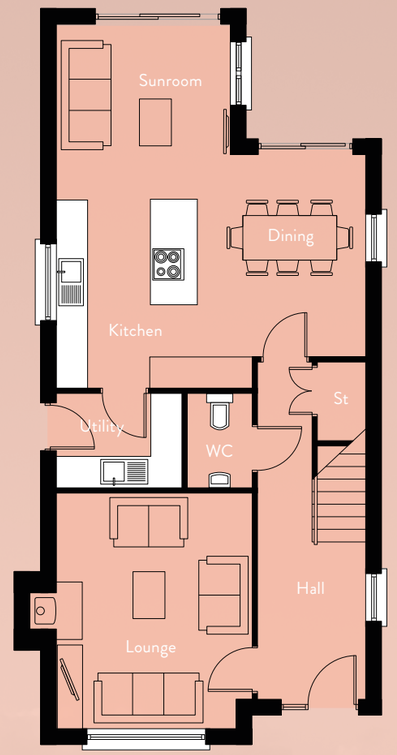
The Breakwater

Total floor area: 1746 sq ft

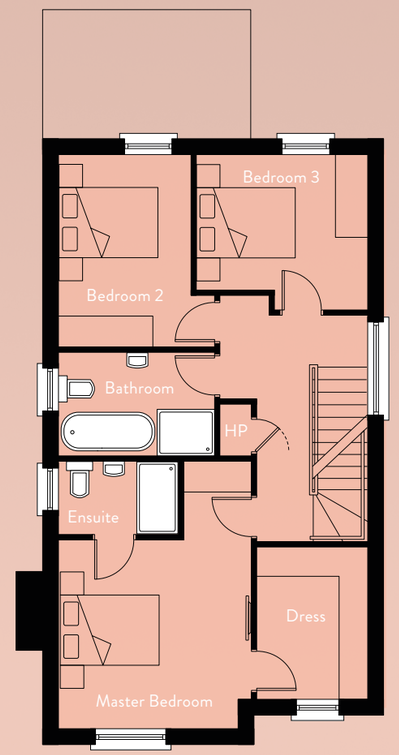
GROUND FLOOR	
Lounge	4.50 x 3.40
Kitchen | Dining	5.90 x 4.50
Sunroom	3.30 x 2.50
Utility	2.40 x 1.80
WC	1.80 x 1.25

FIRST FLOOR	
Master Bedroom	3.70 x 3.60
Ensuite	2.30 x 1.40
Dressing	2.90 x 2.10
Bedroom 2	3.60 x 2.90
Bedroom 3	3.20 x 2.90
Bathroom	3.00 x 2.00

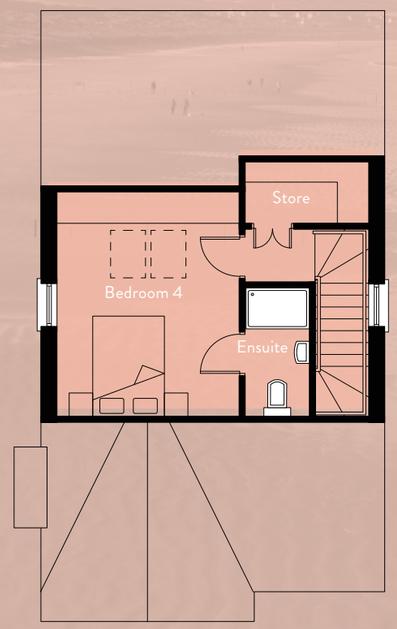
SECOND FLOOR	
Bedroom 4	4.30 x 3.50
Ensuite	2.50 x 1.20
Store	2.30 x 1.20



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The Breakwater

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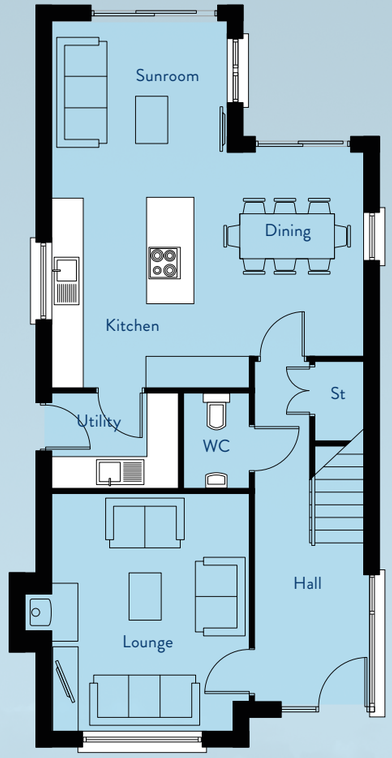
The Foreshore

Total floor area: 1746 sq ft

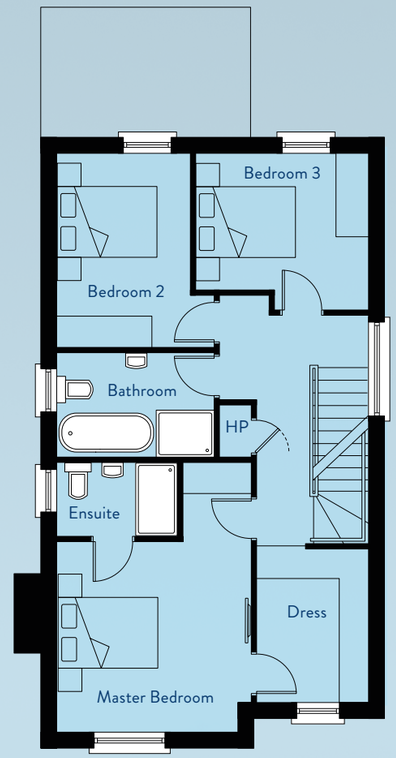
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The Foreshore

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Site Layout not to scale



The Breakwater

The Foreshore

Selling Agents

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ARMSTRONG GORDON

THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

028 7083 2000

armstronggordon.com

Developer

DRUMEEN CONSTRUCTION

HERE ARCHITECTS

THE FRONTLINE LISDERG

STATION ROAD ⨯ PORTSTEWART

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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.