



## PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |  
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



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



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# ARMSTRONG GORDON



## PORTSTEWART

Site 1 at 11 Queenora Avenue

BT55 7BU

Offers Over £150,000

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



We are delighted to offer for sale a generously proportioned building plot located within the centre of Portstewart offering sea views to front and rear. There is full planning permission in place for a very modern and contemporary designed two storey house with first floor living accommodation and sit out balcony space. There is also ample garden area to front and rear.

Approaching Portstewart from Coleraine on the Station Road, turn left at the bottom of Station Road onto Portmore Road. Take the next left onto Central Avenue at the 'New York Inn' and proceed up the hill. Take your third right into Queenora Avenue which is situated just before Portstewart Primary School. No.11 will be located on your right.



**SPECIAL FEATURES:**

- \*\* Building Site With Full Planning Permission For A 1500 Sq Ft Detached House
- \*\* Full Plans Available From Agent
- \*\* Passed With Large First Floor Balcony Offering Sea Views
- \*\* Very Popular Residential Location
- \*\* Sea Views To Front & Rear

**TENURE:**

Freehold





27 ACRE LANE—WARINGSTOWN—  
CO.ARMAGH—BT66 7SG—

T—02838 882 052  
M—0781 861 3252  
E—ws.design@btinternet.com

**TITLE—**

Erection of 3No. detached dwellings at  
11 Queenora Avenue, Portstewart

**CLIENT—**

## DMPF Developments

**DRAWING—**

## Siteplan

**SCALE—**

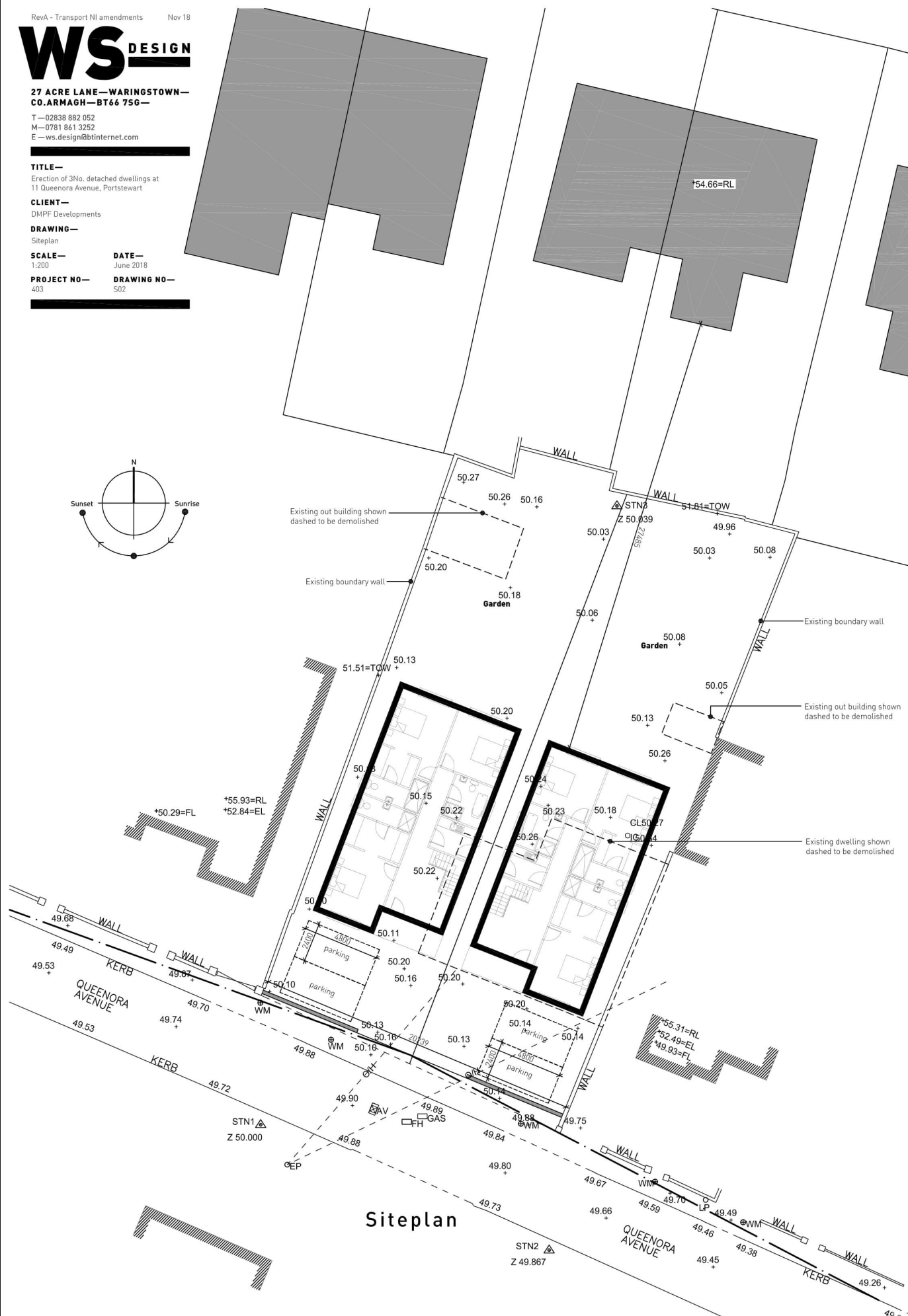
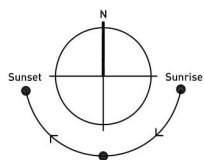
DATE—

PROJECT NO—

DRAWING NO—

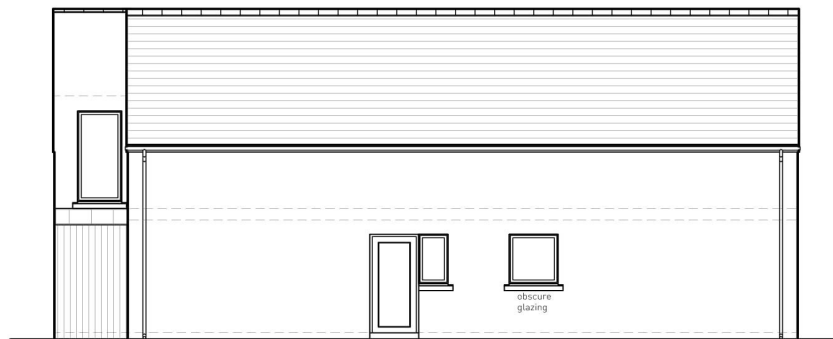
403

S02





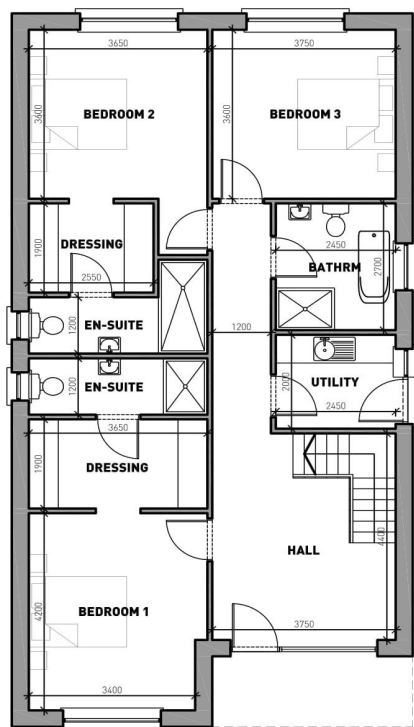
Front elevation



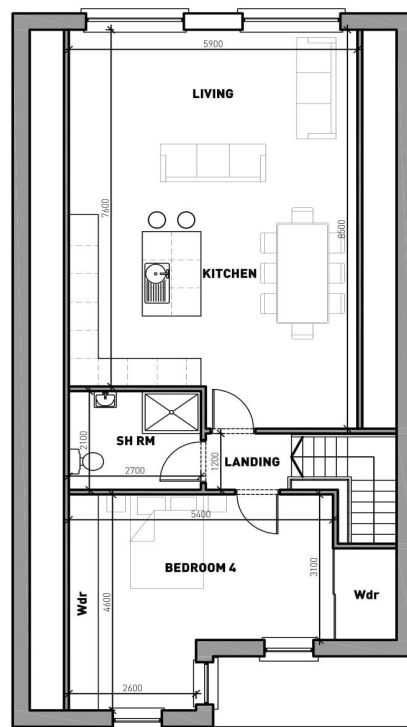
Side elevation



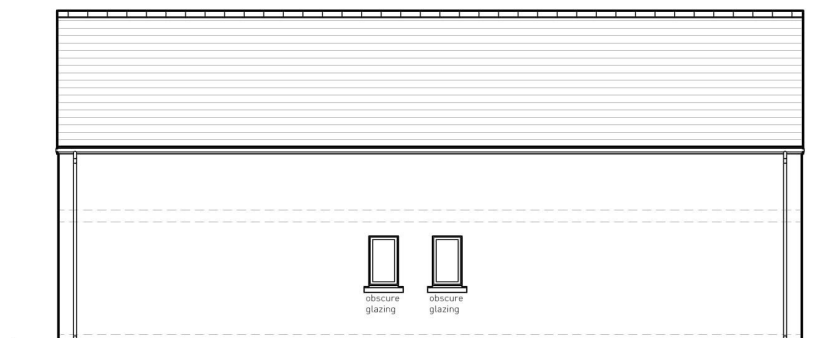
Rear elevation



Ground floor plan



First floor plan



Side elevation

RevA - Transport NI amendments Nov 18

**WS** DESIGN

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Erection of 3No. detached dwellings at  
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**CLIENT—**  
DMPF Developments

**DRAWING—**  
Sketch

**SCALE—**  
1:100

**DATE—**  
June 2018

**PROJECT NO—**  
403

**DRAWING NO—**  
503