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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



PORTSTEWART

Site 1 at 11 Queenora Avenue

BT55 7BU

Offers Over £150,000



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

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

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028 7083 2000
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.

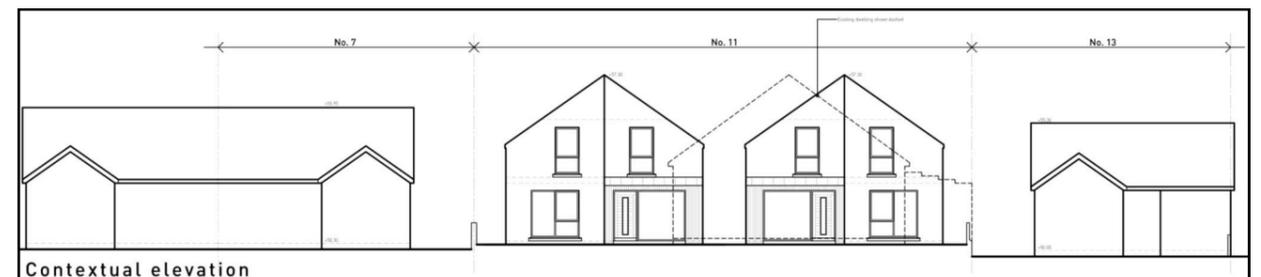
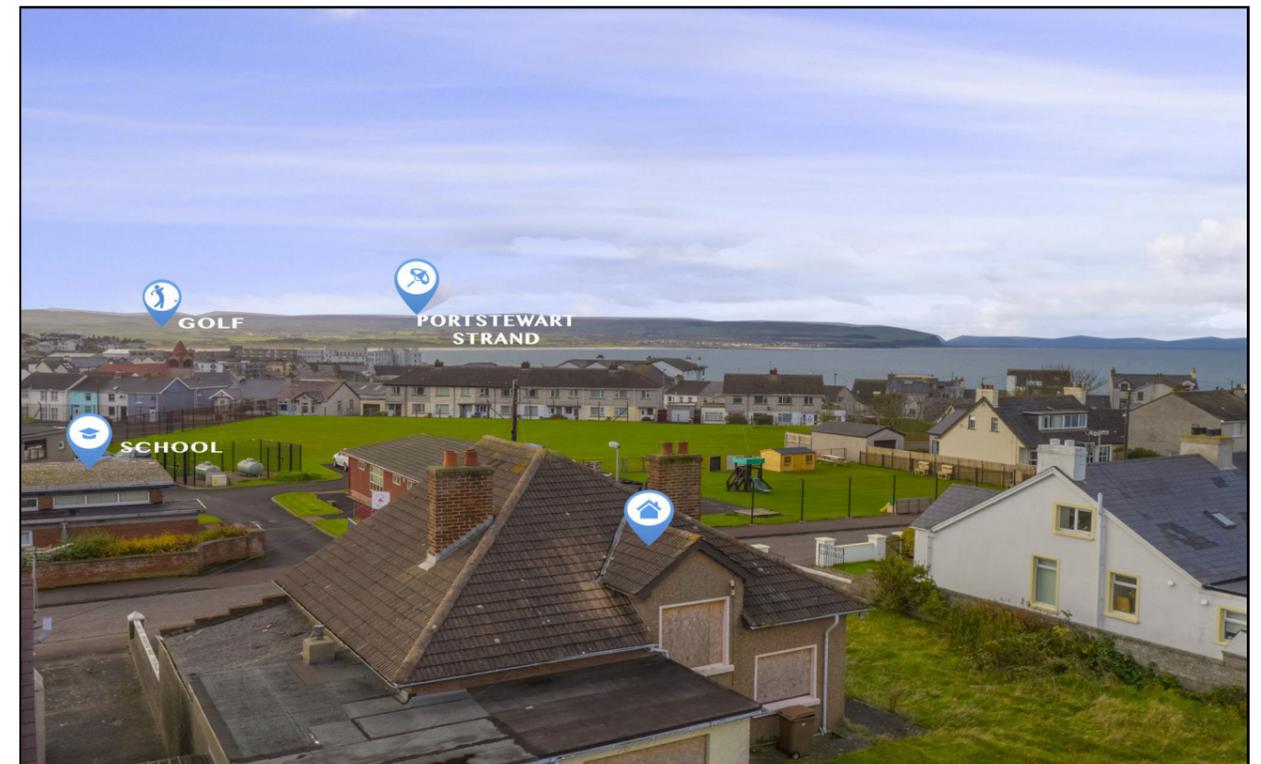


SPECIAL FEATURES:

- ** 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



WS DESIGN

27 ACRE LANE—WARINGSTOWN—
CO.ARMAGH—BT66 75G—

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—

1:200

DATE—

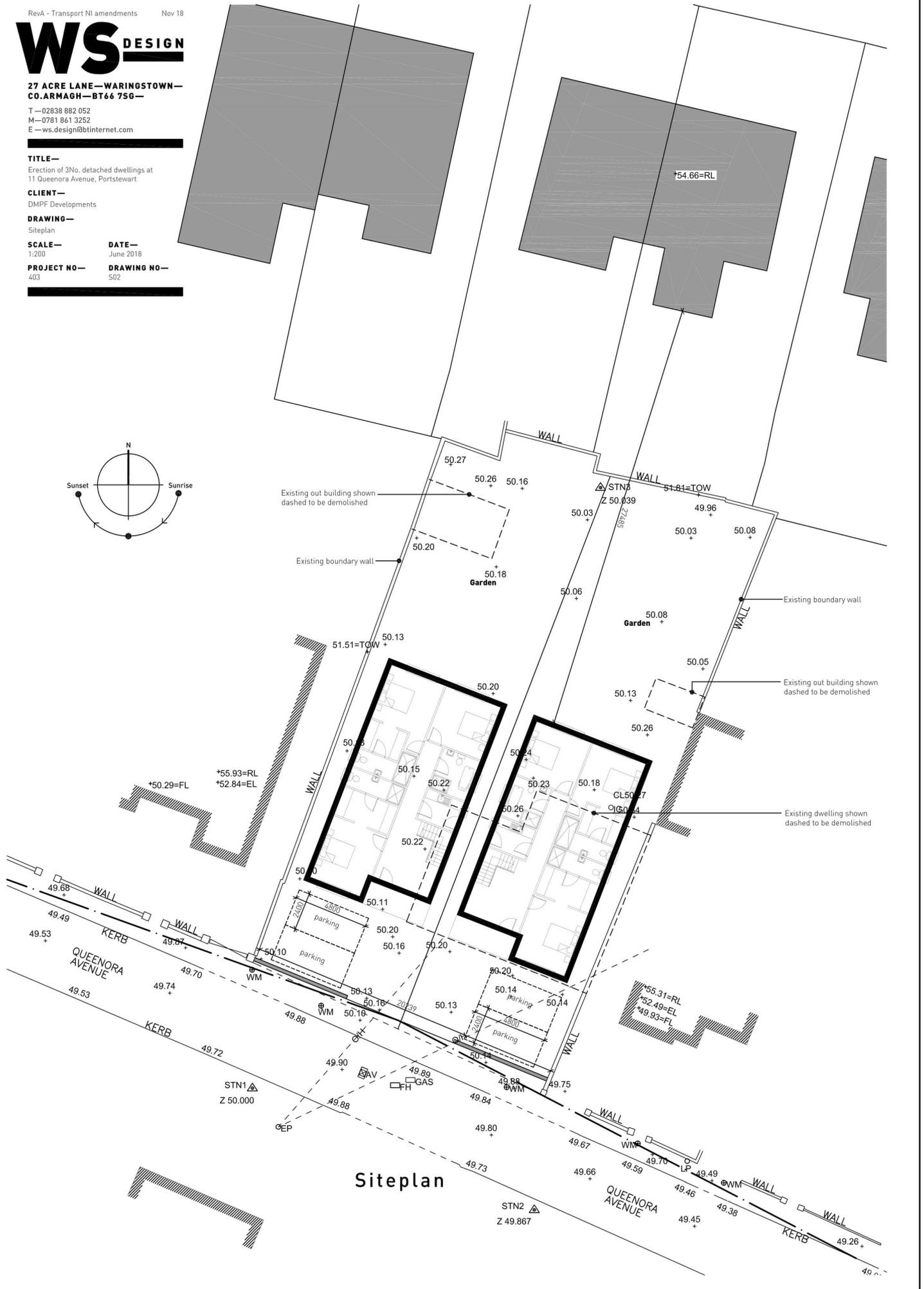
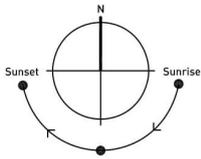
June 2018

PROJECT NO—

403

DRAWING NO—

S02



Siteplan

STN2
Z 49.867

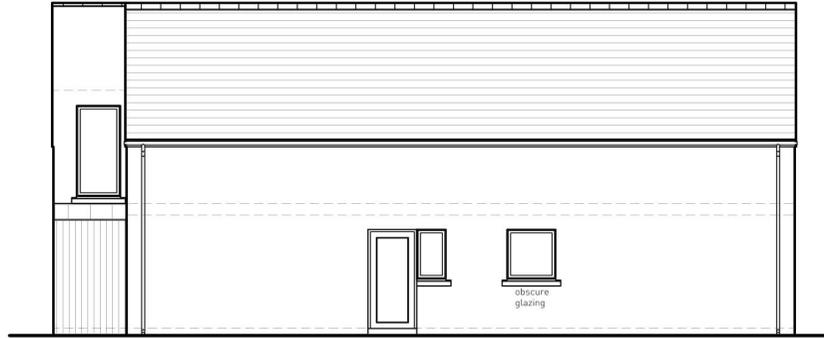
STN1
Z 50.000

QUEENORA AVENUE

QUEENORA AVENUE



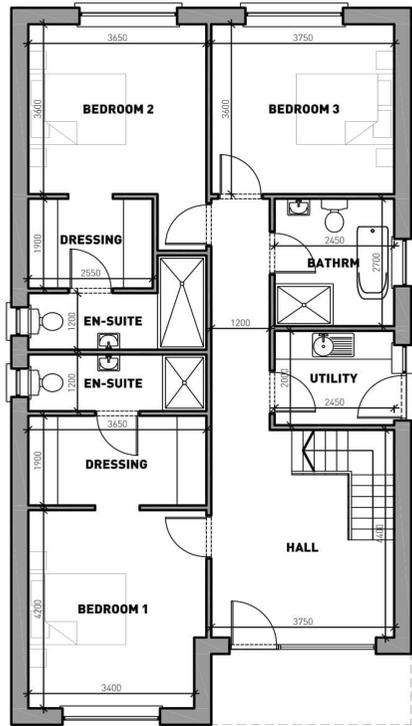
Front elevation



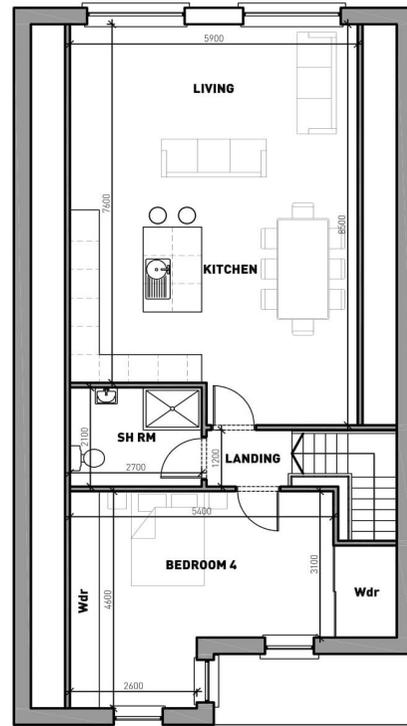
Side elevation



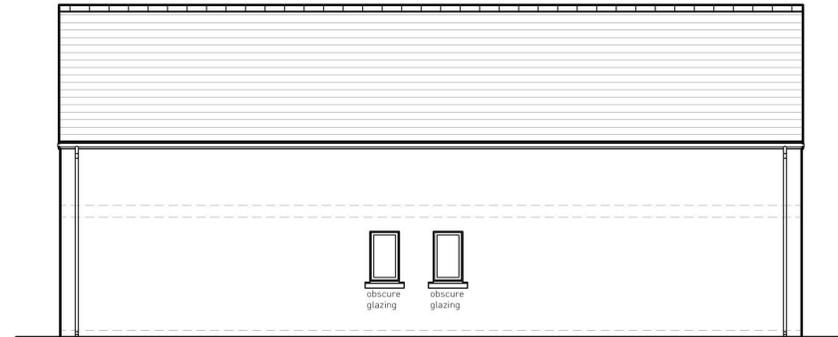
Rear elevation



Ground floor plan



First floor plan



Side elevation

RevA - Transport NI amendments Nov 18

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

CLIENT—
DMPF Developments

DRAWING—
Sketch

SCALE— 1:100 **DATE—** June 2018

PROJECT NO— 403 **DRAWING NO—** 503