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ARMSTRONG GORDON



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PORTSTEWART

19 Queenora Avenue

BT55 7BU

Offers Over £695,000



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Stunningly located new build detached properties situated in a highly sought after location offering views to the rear over old Portstewart golf course and sea. The main property extends to 2450 sq feet and has huge terrace extending to an additional 350 sq ft is located on the 1st floor to the rear. The property itself will be finished to a high exacting specification to the highest of standards and specification and the builder will be offering a 10 year warranty as well. The location is centrally located beside all local amenities, promenade, Old Portstewart Golf course etc.

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 former York Inn and proceed up the hill. Take your third right into Queenora Avenue which is situated just before Portstewart Primary School. No. 19 will be located on your right.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

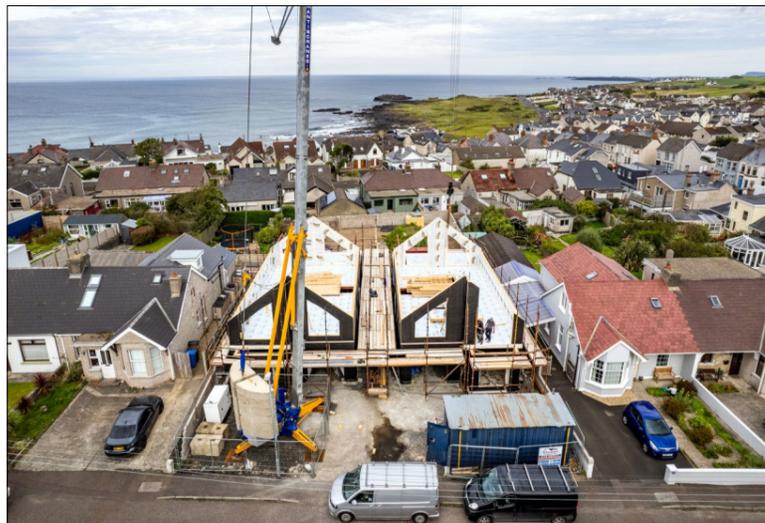
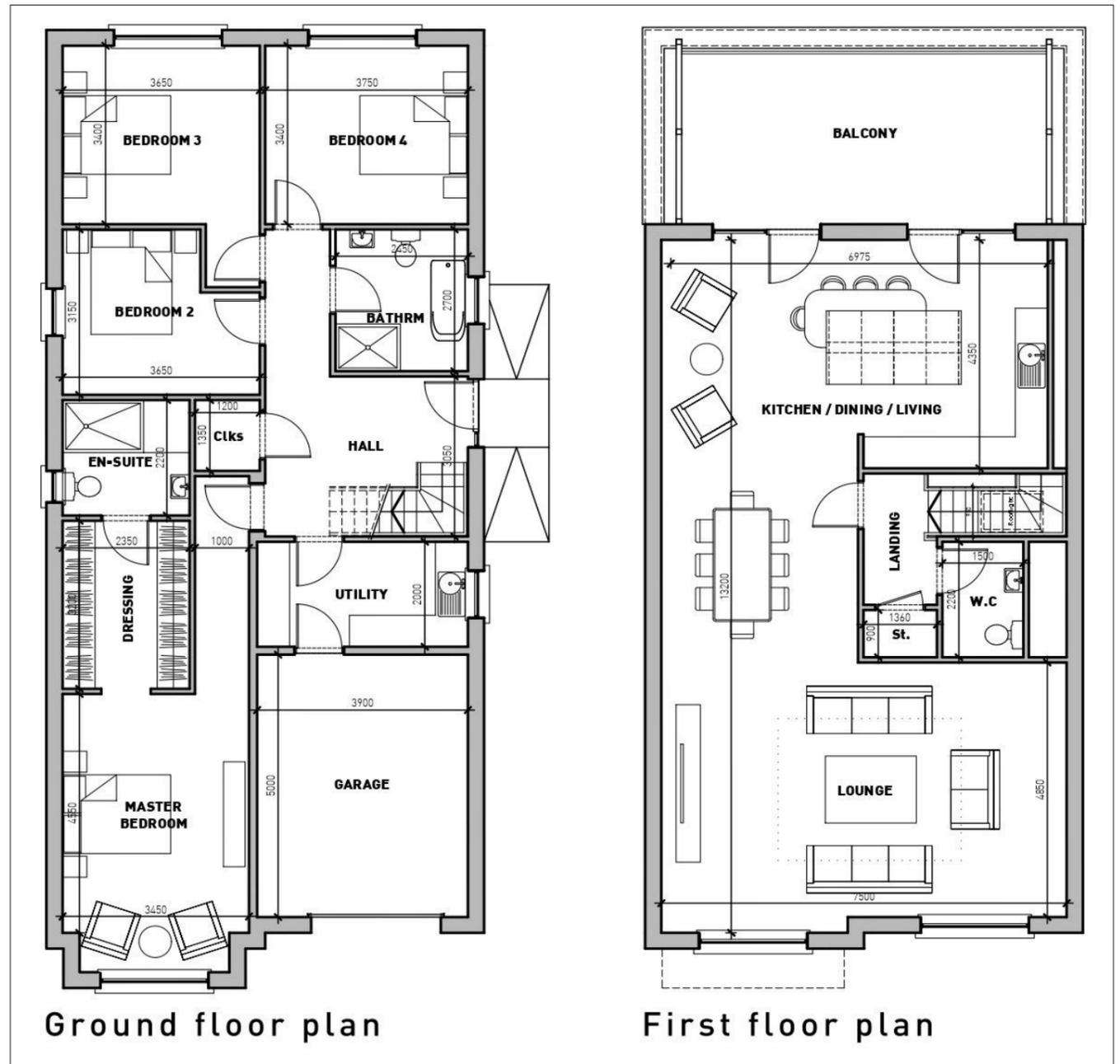
- Entrance Hall: 10'0 wide
- Utility Room: 12'10 x 6'7
- Integral Garage: 16'5 x 12'10
- Master Bedroom: 14'11 x 11'4
- Dressing Area: 10'6 X 7'9
- Ensuite: 7'9 x 7'3
- Bedroom 2: 11'2 x 10'4
- Bedroom 3: 11'12 x 11'2
- Bedroom 4: 12'4 x 11'2
- Bathroom: 8'10 x 8'0

FIRST FLOOR:

- Overall Measurement: 43'4 x 22'11
- Landing: 4'6 wide
- Separate W.C. 7'3 x 4'11
- Lounge Area: 24'7 x 15'11
- Open Plan Kitchen / Dining: 22'11 x 14'3
- Large Balcony: 22'11 x 11'2

EXTERIOR FEATURES:

- Driveway & Garden Area to front.
- Enclosed Garden to rear.





SPECIAL FEATURES:

- ** High Efficiency Gas Boiler With Thermostatically Controlled Radiators (Under Floor Heating In Open Plan Kitchen/Living Area)
- ** UPVC Double Glazed Windows
- ** Internal Doors, Prefinished Oak With Chrome Handles
- ** Internal Walls, Woodwork, Ceilings Painted in Neutral Colours Throughout
- ** Wood Type Flooring To Kitchen, Living & Dining Areas & Hall
- ** Choice Of Tiling In Hall
- ** Solid Hardwood Stairs, Treads & Risers
- ** Choice Of Carpet From Range In Bedrooms
- ** Extensive Electrical Specification To Include Prewire For Burglar Alarm (Can Be Fitted At Additional Cost). USB Charging Points, Down Lighters To Kitchen Area, Bathroom & Ensuite)
- ** Mains Supply Smoke, Heat & Carbon Monoxide Detectors

KITCHEN:

- ** Choice Of Soft Closing Doors & Drawers, Worktop With Matching Upstand & Handles
- ** Appliances To Include Gas Hob, Extractor Hood, Oven, Integrated fridge Freezer & Dishwasher

BATHROOM & ENSUITE :

- ** Contemporary White Sanitary Ware Including Vanity Unit To Downstairs Ensuite & Bathroom
- Thermostatically Controlled Shower & Shower Cubicles Heated Towel Rails
- ** Soft Close Toilet Seat & Cover

TILING:

- ** Choice Of Floor Tiling From Range To Bathroom & Ensuite
- ** Choice Of Wall Tiling From Range to Ensuite & Bathroom Vanity Areas With Fully Tiled Shower Cubicles & Tiling To Bath Area

EXTERNAL FEATURES:

- ** Balconies With Frameless Glazing & Porcelain Tiling
- ** Trocal Single-ply Roofing System With Aluminium Flashings
- ** External Lighting To Front & Rear Doors
- ** Outside Water Tap
- ** Composite Front & Rear Doors
- ** Seamless Aluminium Guttering & PVC Downpipes
- ** Front & Rear Gardens Turfed (As Applicable)
- ** Bitmac Parking Areas
- ** Paved Patio Area & Footpaths
- ** Complementary Landscaping
- ** Wall To Boundaries With Parklands Fencing To Selected Areas

WARRANTY:

- ** 10 Year Structural Defect Insurance By ICW-International Construction Warranties

TENURE:

To Be Confirmed

CAPITAL VALUE:

Not Assessed



Contextual elevation



Siteplan

WS DESIGN

22 GILFORD ROAD—PORTADOWN—
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TITLE—
Proposed erection of 2No. replacement dwellings at 19 & 21 Queenora Avenue, Portstewart

CLIENT—
Derek Faulkner contracts Ltd

DRAWING—
Site plan & contextual elevation

SHEET SIZE— A2 **SCALE—** 1:200 **DATE—** Aug 2023

PROJECT NO— 605 **DRAWING NO—** 02

ROAD SERVICE REQUIREMENTS.

1. VISIBILITY SPLAYS TO BE 2 X 33M
2. AREAS BETWEEN SIGHT LINES AND ROAD EDGE TO BE LEVELLED, AND TO BE NO HIGHER THAN 250MM ABOVE THE LEVEL OF THE ADJOINING CARRIAGEWAY.
3. WALLS, HEDGES, POLES ETC TO BE KEPT BEHIND SIGHT LINES.
4. MINIMUM WIDTH OF ACCESS 3.2M.
5. THE GRADIENT OF THE ENTRANCE FOR A DISTANCE OF 5M FROM THE BACK OF THE VERGE SHOULD NOT EXCEED 1 IN 12.5.
6. DRAINAGE TO BE PROVIDED TO PREVENT WATER FROM THE ACCESS FLOWING ONTO THE CARRIAGEWAY AND NO CONSTRUCTIONAL WORK TO BE UNDERTAKEN UNTIL THE VISIBILITY SPLAYS AND PARKING SPACE OFF THE CARRIAGEWAY HAS BEEN PROVIDED.

Sites 19 & 21 Queenora Avenue, Portstewart

