



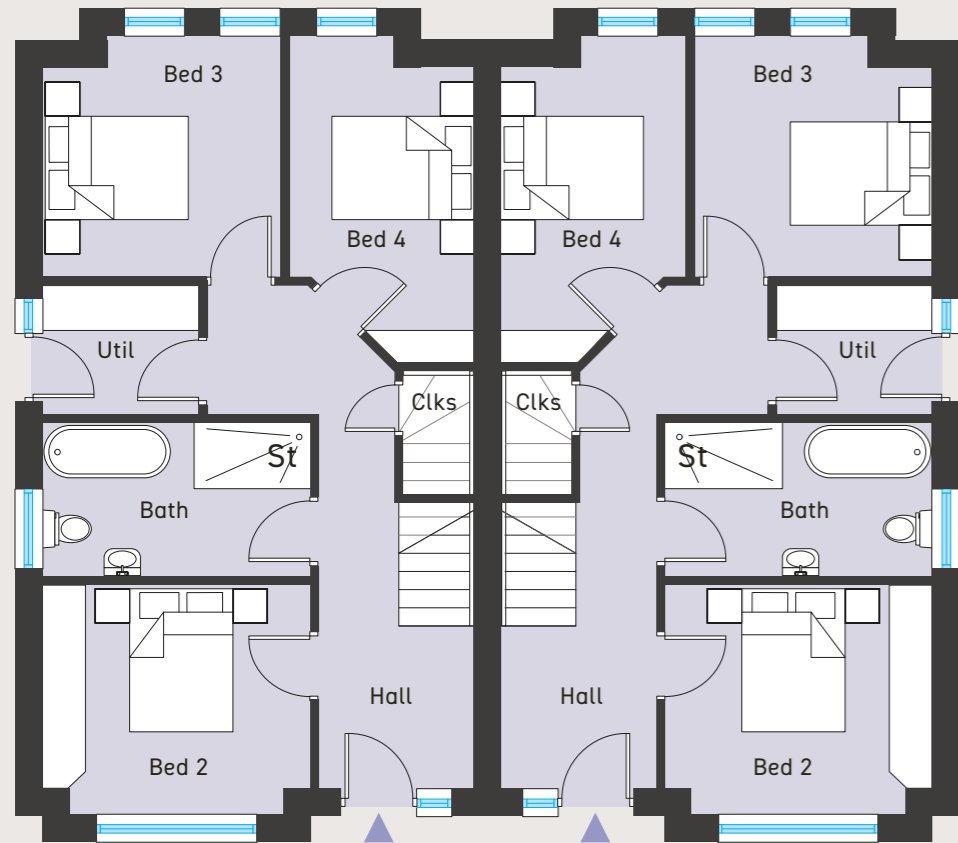
Rockland
CRESCENT
PORTSTEWART

There is something timelessly magnetic about coastal living. These 6 luxury homes imbue everything that makes living close to the sea so appealing.



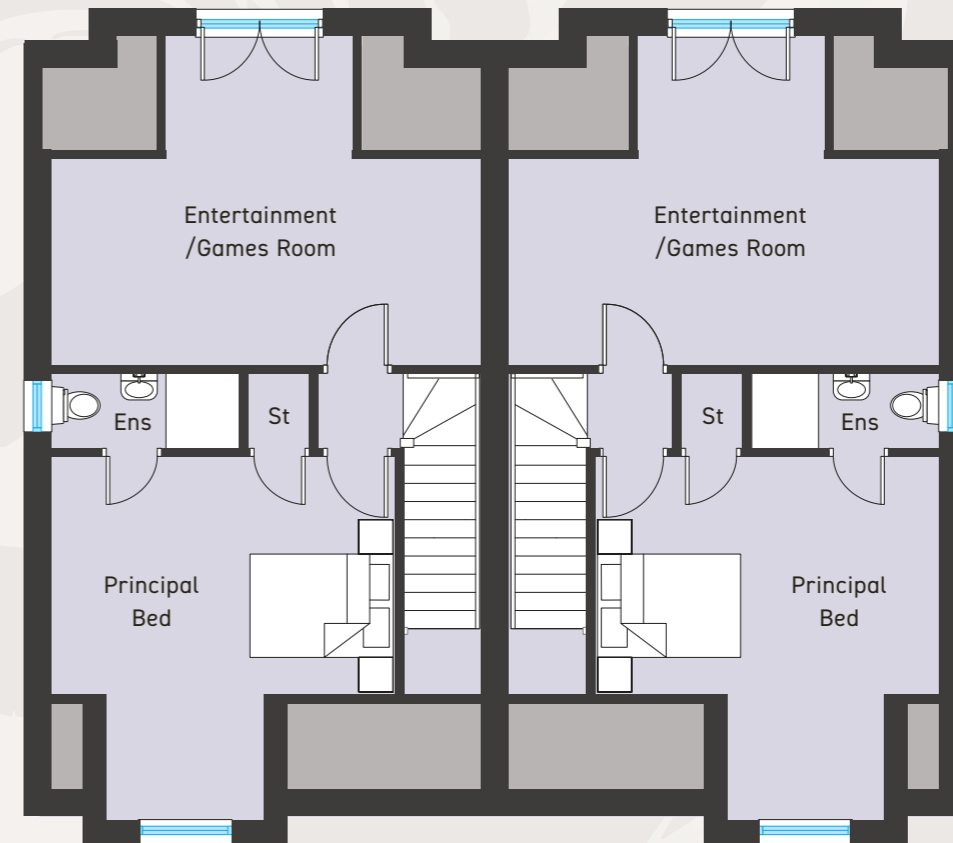
Enjoy nature on your doorstep, slow down, improve well-being and be part of a close knit coastal community.

CGI is for illustration purposes



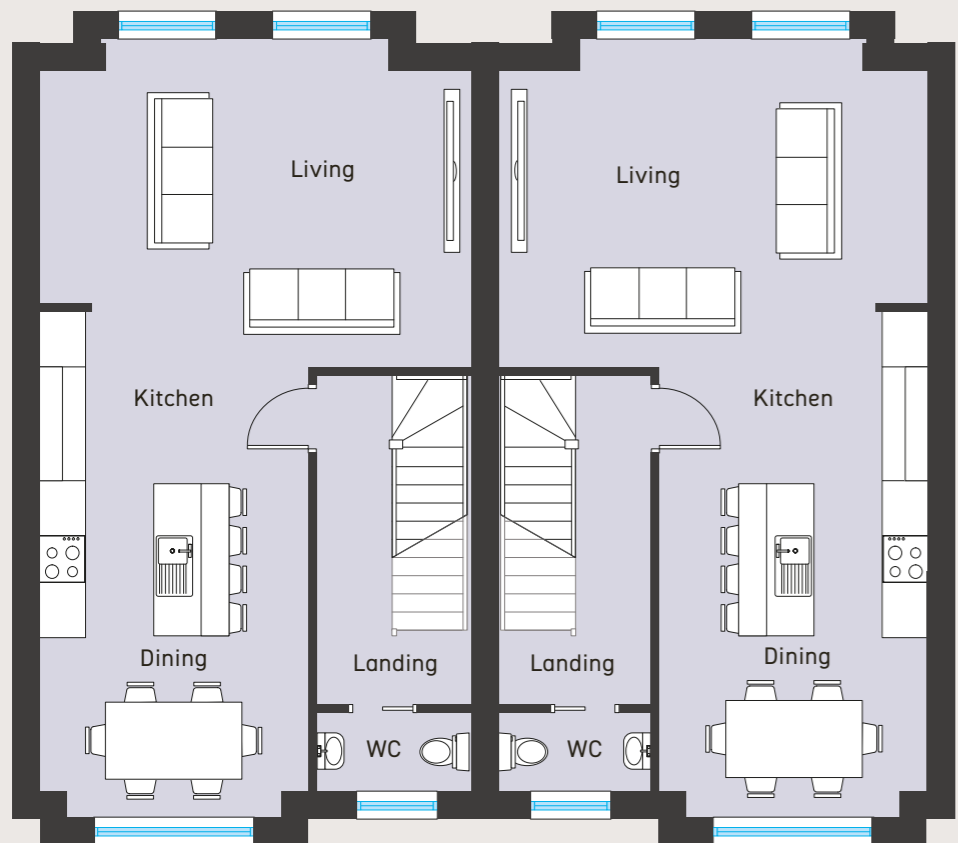
GROUND FLOOR

Entrance Hall with Cloakroom	
Bedroom 2 (max)	ft 11'6" x 9'10" m 3.50 x 3.00
Bedroom 3 (max)	ft 10'10" x 10'2" m 3.30 x 3.10
Bedroom 4	ft 13'5" x 7'3" m 4.10 x 2.20
Bathroom	ft 11'6" x 6'6" m 3.50 x 2.00
Utility	ft 6'6" x 5'6" m 2.00 x 1.70



SECOND FLOOR

Principal Bedroom (max)	ft 15'9" x 14'9" m 4.80 x 4.50
Ensuite	ft 7'9" x 3'3" m 2.40 x 1.00
Entertainment / Games Room (max)	ft 18'4" x 14'1" m 5.60 x 4.30



FIRST FLOOR

Kitchen / Dining	ft 19'4" x 11'6" m 5.90 x 3.50
Living	ft 18'4" x 14'1" m 5.60 x 4.30
WC	ft 6'6" x 3'3" m 2.00 x 1.00



4 BEDROOM SEMI DETACHED COASTAL HOMES
Total Floor Area: 1700 sq. ft. approx



It's these details that make the difference

SPECIAL FEATURES

- Gas fired central heating
- Energy efficient boiler

INTERNAL FINISHES

- Painted internal walls & ceilings
- Feature painted internal doors with chrome lever handles
- Painted skirting boards & architraves
- Comprehensive range of electrical sockets, switches & telephone points
- Mains smoke & carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed & rear gardens sown in grass seed
- Flagged patio area
- Front & rear external lighting
- Black guttering & downpipes
- Panelled front door finished in complementary colours
- Outside water supply
- Perspex Rockland house number sign fitted at front door
- 10 year structural warranty

KITCHEN AND UTILITY

- Luxury kitchen with a choice of door styles, colours & worktops from chosen designer
- Tailored layout & design to optimise unit and worktop space in kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer & dishwasher
- Led downlights
- Choice of floor tiling
- Quality utility units (where applicable)

BATHROOM, ENSUITE & W.C.

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuites & WC.
- Low profile shower tray with contemporary glass panels & doors to bathroom
- Thermostatically controlled shower to bathroom & ensuite (where applicable)
- Shower enclosures will be fully tiled with a choice of tiling
- Tiled splashbacks to wash hand basins & baths with a choice of tiling
- Tiled floor to bathroom, ensuite & w.c. With a choice of tiling
- Heated chrome towel rails to bathroom & ensuites
- LED downlights

FLOORING

- Carpet & underlay in lounge, bedrooms, hallway, stairs & landing
- Tiled floor to kitchen, dining, living room, utility, bathroom, ensuites & WC.



Rockland
CRESCENT
PORTSTEWART



LOCATION MAP - NOT TO SCALE

WINING AND DINING

Amici Ristorante.....0.8 mile
 Me and Mrs Jones Hotel 1.0 mile
 Villa Portstewart1.1 miles
 The Anchor.....1.1 miles
 3hree Kings Coffee.....1.1 miles
 Morelli's.....1.3 miles

Harry's Shack..... 1.5 miles
 The Tides 2.3 miles
 55 Degrees North 4.1 miles
 Ramore Restaurants..... 4.3 miles
 Neptune and Prawn..... 4.3 miles

GETTING ACTIVE

Portstewart Strand1.3 miles
 Portstewart Golf Club1.3 miles
 West & East Strands..... 4.1 miles
 Royal Portrush Golf Club 4.3 miles

Selling Agent:



028 7083 2000
 armstronggordon.com

Developer:



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.



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.