



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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**ARMSTRONG GORDON**



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

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



**PORTSTEWART**

9 & 12 Rockland Crescent

BT55 7GJ

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We are delighted to offer for sale Rockland Crescent which is a new development of semi-detached houses situated off Mill Road. Being developed by well known builders, BMN Developments, this is a beautiful development in a residential and popular location. The properties will have a contemporary feel and are finished to the highest standards throughout offering a full turnkey package. These luxurious homes will appeal to a wide spectrum of potential purchasers but would be ideally suited to those requiring a peaceful family living environment.

Approaching Portstewart from Coleraine on the Station Road, take your first left at the roundabout onto the Mill Road. Take your second left into Rockland Drive and proceed straight ahead. The site will be your second left and the properties for sale are located towards the end of the cul de sac on the right and left hand sides.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Entrance Hall:

6'10 wide

###### Separate W.C.

###### Lounge:

15'1 x 11'1 into bay

###### Kitchen/Dining Area:

Recessed lighting throughout with PVC French Doors leading to rear garden. 18'4 x 17'3

###### Utility Room:

Plumbed for automatic washing machine, space for tumble dryer and boiler. 8'0 x 7'2

##### FIRST FLOOR:

###### Landing:

With storage cupboard.

###### Bedroom 1:

12'6 x 11'1 with Ensuite

###### Bedroom 2:

9'10 x 9'0

###### Bedroom 3:

9'9 x 9'0

###### Bedroom 4:

7'10 x 6'10

###### Bathroom:

With bath and w.c., half tiled walls and separate shower.

##### EXTERIOR FEATURES:

Tarmac driveway leading to front and side of property. Garden to rear will be top soiled and paved patio area. Light to front and rear. Electric supply left for potential garage. Tap to rear. External power point.

##### SPECIAL FEATURES:

- \*\* Oil Fired Central Heating (Under Floor Heating On Ground Floor)
- \*\* PVC Double Glazed Windows
- \*\* Cat5 Wiring Throughout
- \*\* Full Turnkey Package Including Fully Fitted Kitchen by TK Kitchens, Painting, Tiling & Allowance For Carpets, Floor Coverings, Fireplace/Stove
- \*\* Top Soiled & Sewed Out Gardens
- \*\* Space & Planning For A Garage
- \*\* Wired For Burglar Alarm

##### TENURE:

Freehold

##### CAPITAL VALUE:

Not Assessed

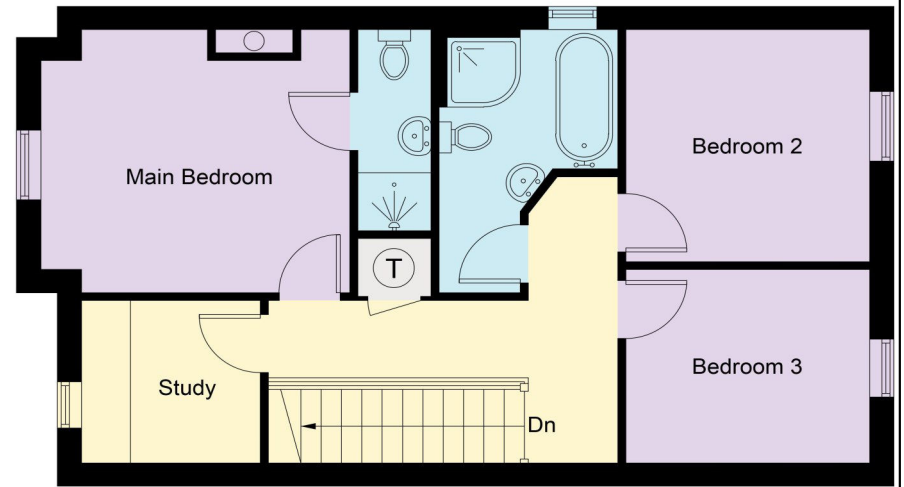


# Rockland Crescent House Type B

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft



Ground Floor



First Floor

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



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286117)