

STATION HALT

STATION ROAD · PORTSTEWART

CONTEMPORARY FAMILY LIVING



STATION HALT

STATION ROAD · PORTSTEWART

discover Portstewart's
hidden gem...

Station Halt offers an exceptional quality of living in one of the North Coast's most desirable locations.

Designed by award winning Here Architects, this exclusive development of light filled, 3 and 4 bedroom family homes is perfectly located with an abundance of amenities and activities within walking distance.

WELCOME TO
STATION HALT...



Portstewart Strand



Portstewart Golf Course & Strand*



Harry's Shack*



Portstewart Strand*



Portstewart Strand*



Lost & Found Cafe

Portstewart's brightest new neighbourhood...

Station Halt is perfectly located. Minutes walk from the National Trust's stunning Portstewart Strand, Portstewart Golf Club and the vibrant Promenade, a fantastic array of activities and amenities are on your doorstep. Following a walk on the Strand or a Links round of golf, stop off in the renowned Harry's Shack or Lost and Found for award winning food, drink and atmosphere.

Convenient access to schools, shopping, leisure and award winning eateries are complemented by excellent transport links to Belfast, L'derry and beyond.



Downhill Beach

*Images courtesy of Tourism NI

LOCATION MAP

- NOT TO SCALE -



DEVELOPMENT LAYOUT

- NOT TO SCALE -



WELL CONNECTED

First Class Education

Amici Ristorante.....	0.6 mile
Portstewart PS.....	0.7 mile
St Colum's PS.....	0.9 mile
Dominican College,	
Portstewart.....	1.2 miles
Coleraine Grammar.....	4.6 miles

Retail & Leisure

Villa Portstewart.....	1.0 mile
A Broader Picture.....	1.0 mile
Morelli's.....	1.0 mile
Warke's Deli.....	1.0 mile
Harry's Shack.....	1.5 miles
Lost & Found.....	1.5 miles

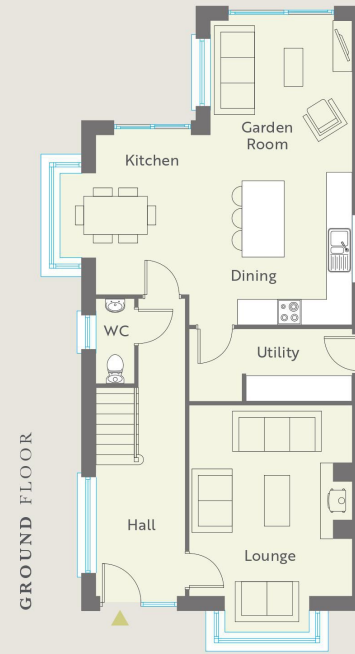
Sport & Recreation

Portstewart Football	& Community Club.....	1.4 miles	
Portstewart Strand.....	1.5 miles		
Portstewart Golf Club.....	1.5 miles		
Coleraine Rugby,	Football, Cricket	& Hockey Club.....	4.7 miles

Transport Links

Mussenden Temple.....	10 miles	
Portrush Train Station.....	3.6 miles	
Coleraine Bus	& Rail Station.....	4.0 miles

THE ASHBURNHAM (A1) • 4 BEDROOM DETACHED
SITE 9 TOTAL FLOOR AREA: 1541 sq ft



GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 14'9" x 12'7" m 4.50 x 3.84

Kitchen / Dining

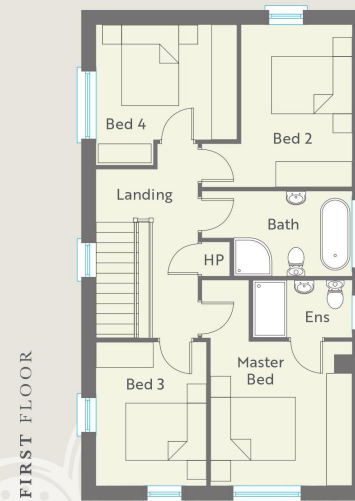
ft 19'10" x 14'8" m 6.04 x 4.47

Garden Room

ft 10'11" x 8'10" m 3.34 x 2.70

Utility

ft 9'3" x 5'7" m 2.78 x 1.70



FIRST FLOOR

Master Bedroom

ft 11'6" x 10'11" m 3.49 x 3.34

Ensuite

ft 7'8" x 4'6" m 2.34 x 1.35

Bedroom 2

ft 11'3" x 8'7" m 3.39 x 2.60

Bedroom 3

ft 12'7" x 8'7" m 3.82 x 2.61

Bedroom 4 (max)

ft 10'10" x 10'10" m 3.32 x 3.31

Bathroom (max)

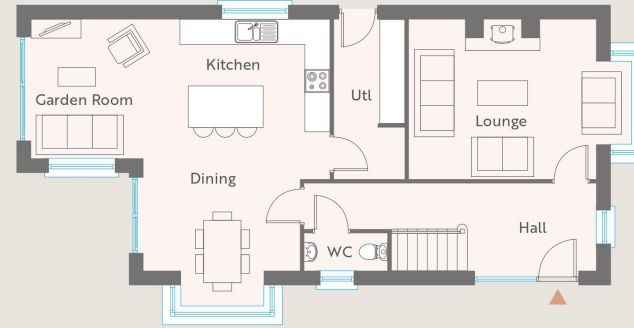
ft 11'8" x 6'7" m 3.54 x 2.00

THE ANTWERP (A) • 4 BEDROOM DETACHED

SITE 1 TOTAL FLOOR AREA: 1541 sq ft



GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC

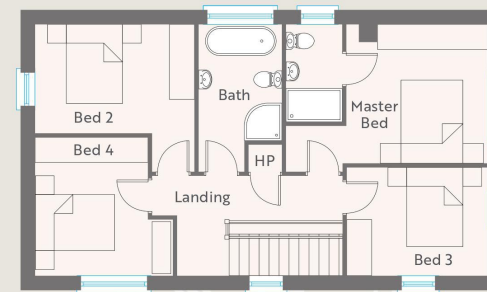
Lounge
ft 14'9" x 12'7" m 4.50 x 3.84

Kitchen / Dining
ft 19'10" x 14'8" m 6.04 x 4.47

Garden Room
ft 10'11" x 8'10" m 3.34 x 2.70

Utility
ft 9'3" x 5'7" m 2.78 x 1.70

FIRST FLOOR



FIRST FLOOR

Master Bedroom
ft 11'6" x 10'11" m 3.49 x 3.34

Ensuite
ft 7'8" x 4'6" m 2.34 x 1.35

Bedroom 2
ft 11'3" x 8'7" m 3.39 x 2.60

Bedroom 3
ft 12'7" x 8'7" m 3.82 x 2.61

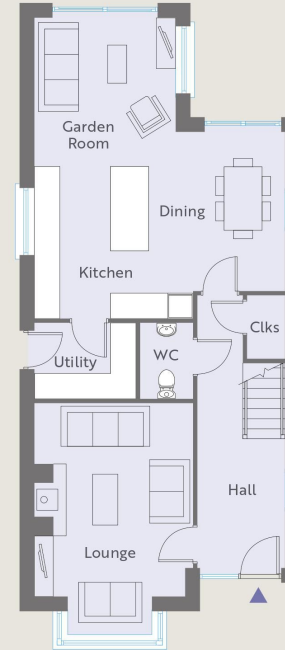
Bedroom 4 (max)
ft 10'10" x 10'10" m 3.32 x 3.31

Bathroom (max)
ft 11'8" x 6'7" m 3.54 x 2.00

THE BURLEIGH (B) • 4 BEDROOM DETACHED
SITE 2 | 7 | 8 | 10 TOTAL FLOOR AREA: 1464 sq ft



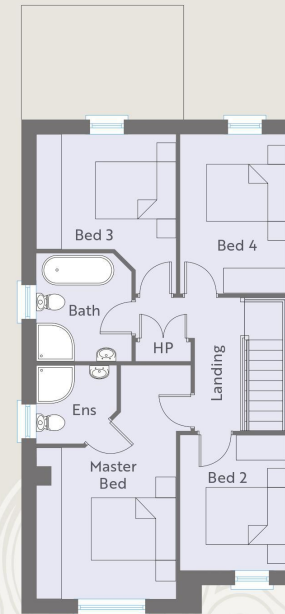
GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 14'11" x 12'3"	m 4.57 x 3.75
Kitchen / Dining	
ft 19'6" x 14'6"	m 5.92 x 4.41
Garden Room	
ft 10'11" x 8'10"	m 3.34 x 2.70
Utility	
ft 7'10" x 5'11"	m 2.40 x 1.80

FIRST FLOOR

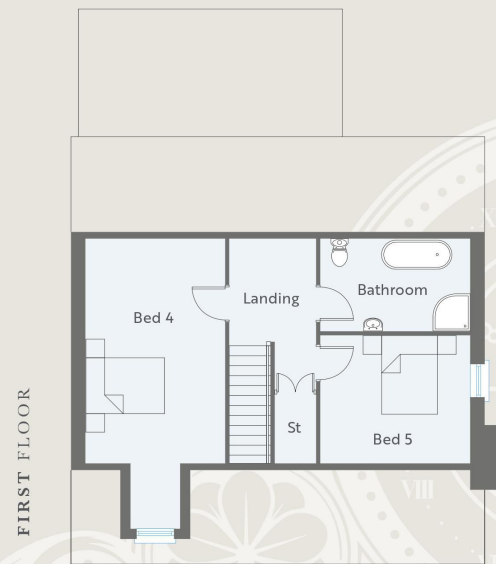
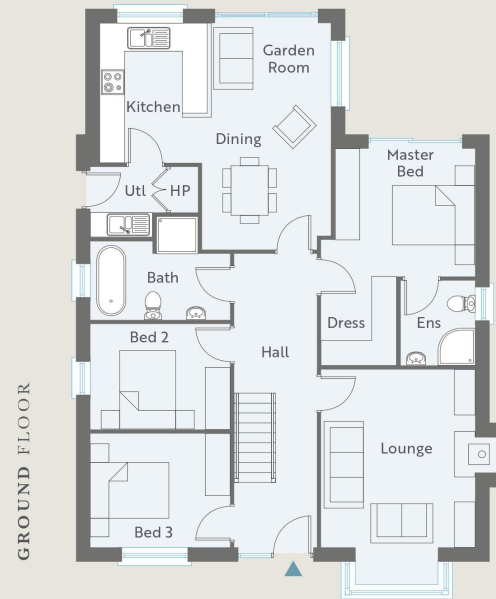


FIRST FLOOR

Master Bedroom (max)	
ft 18'3" x 10'10"	m 5.52 x 3.30
Ensuite	
ft 6'4" x 6'2"	m 1.90 x 1.85
Bedroom 2	
ft 10'6" x 8'4"	m 3.20 x 2.52
Bedroom 3 (max)	
ft 12'5" x 10'10"	m 3.76 x 3.30
Bedroom 4	
ft 12'5" x 8'4"	m 3.76 x 2.52
Bathroom (max)	
ft 8'5" x 7'5"	m 2.55 x 2.25

THE CLEVEDON (C) • 5 BEDROOM DETACHED

SITE 17 TOTAL FLOOR AREA: 1740 sq ft



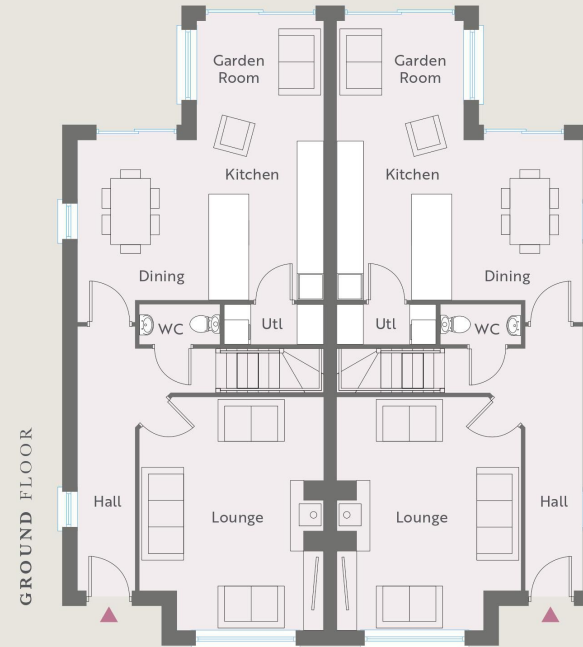
GROUND FLOOR

Entrance Hall	
Lounge (into bay)	
ft 17'2" x 12'4"	m 5.20 x 3.72
Kitchen / Dining / Living	
ft 18'0" x 17'11"	m 5.49 x 5.47
Utility	
ft 8'7" x 5'7"	m 2.60 x 1.70
Master Bedroom	
ft 11'2" x 10'3"	m 3.38 x 3.09
Ensuite	
ft 6'9" x 5'11"	m 2.05 x 1.80
Dressing	
ft 7'2" x 5'11"	m 2.15 x 1.82
Bedroom 2	
ft 11'2" x 8'5"	m 3.37 x 2.55
Bedroom 3	
ft 11'2" x 9'2"	m 3.37 x 2.75
Bathroom	
ft 11'2" x 6'4"	m 3.37 x 1.90

FIRST FLOOR

Bedroom 4	
ft 17'10" x 11'2"	m 5.43 x 3.37
Bedroom 5	
ft 15'6" x 10'3"	m 4.72 x 3.09
Bathroom	
ft 11'10" x 7'5"	m 3.62 x 2.24

THE DONNINGTON (D) • 4 BEDROOM SEMI DETACHED
SITE 3 | 4 | 5 | 6 | 18 | 19 TOTAL FLOOR AREA: 1370 sq ft



GROUND FLOOR

Entrance Hall with separate WC

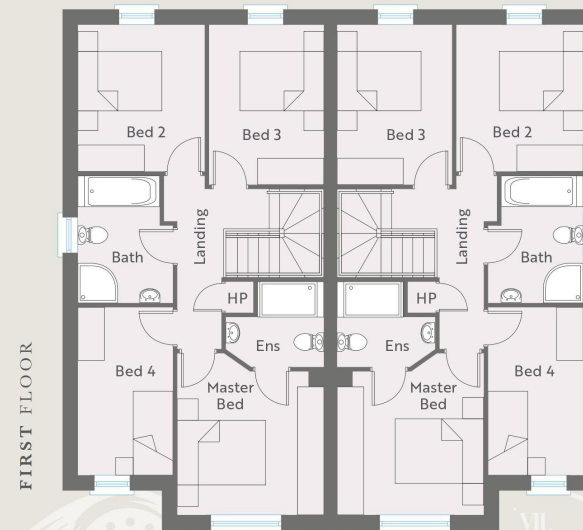
Lounge (max)
ft 17'5" x 13'8" m 5.28 x 4.17

Kitchen / Dining
ft 18'4" x 13'2" m 5.57 x 3.97

Garden Room
ft 9'6" x 7'9" m 2.87 x 2.35

Utility
ft 7'5" x 2'11" m 2.25 x 0.90

GROUND FLOOR



FIRST FLOOR

Master Bedroom (max)
ft 12'2" x 10'10" m 3.66 x 3.32

Ensuite
ft 7'4" x 3'9" m 2.20 x 1.13

Bedroom 2
ft 10'10" x 9'6" m 3.32 x 2.87

Bedroom 3
ft 11'10" x 8'7" m 3.62 x 2.60

Bedroom 4
ft 12'6" x 7'2" m 3.80 x 2.15

Bathroom
ft 9'6" x 7'2" m 2.88 x 2.15

FIRST FLOOR

THE EASTON (E) • 3 BEDROOM SEMI DETACHED
SITE 11 | 12 | 13 | 14 | 15 | 16 TOTAL FLOOR AREA: 1270 sq ft



GROUND FLOOR

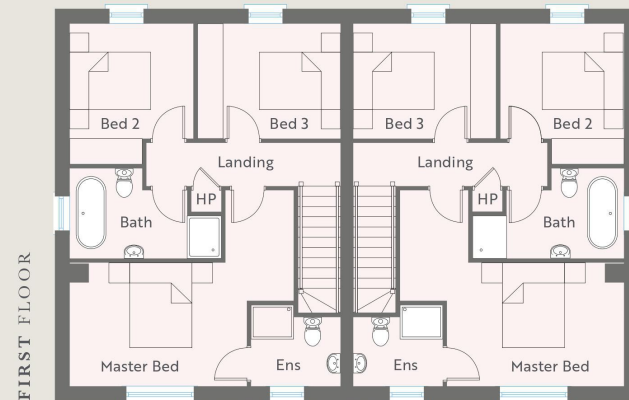
Entrance Hall with separate WC

Lounge
ft 13'9" x 12'11" m 4.20 x 3.96

Kitchen / Dining
ft 20'10" x 8'10" m 6.35 x 2.70

Garden Room
ft 11'8" x 8'10" m 3.54 x 2.70

Utility
ft 9'10" x 5'6" m 3.00 x 1.65



FIRST FLOOR

Master Bedroom
ft 13'8" x 9'7" m 4.15 x 2.90

Ensuite
ft 6'10" x 5'5" m 2.10 x 1.62

Bedroom 2
ft 10'10" x 9'7" m 3.30 x 2.90

Bedroom 3
ft 10'11" x 8'10" m 3.35 x 2.70

Bathroom
ft 11'8" x 6'11" m 3.55 x 2.11

STUNNING SPECIFICATION

KITCHEN:

- Modern kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include gas hob, electric oven and hood, fridge freezer and dishwasher
- Low voltage down lights

UTILITY ROOM:

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

SANITARY WARE:

- Contemporary sanitary ware with quality chrome fittings to bathrooms, ensuites and wcs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING:

- Bison slab concrete first floor
- Quality carpet and underlay in bedrooms, stairs and landing
- Tiled floor to kitchen, utility, bathroom, ensuite and WC
- Laminate flooring to lounge and entrance hall

HEATING:

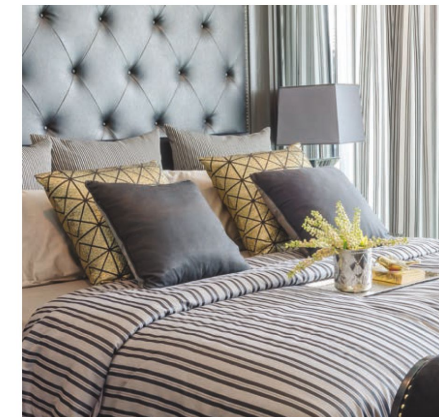
- Gas fired central heating
- Ground floor underfloor heating
- Energy efficient boiler
- Fitted wood burning stove

INTERNAL FINISHES:

- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in lounge
- Mains smoke and carbon monoxide detectors
- Wired for fibre optic broadband connection, available on completion day

EXTERNAL FINISHES

- Front and rear gardens sown in grass seed
- Flagged patio areas and paths
- Tarmac driveway
- Outside water supply
- uPVC double glazed windows






STATION HALT
STATION ROAD - PORTSTEWART

This CGI is for illustration purposes only

DEVELOPER

Galvally
Developments
Limited.

SELLING AGENT

**ARMSTRONG
GORDON** 
THE PROFESSIONAL PROPERTY AGENT | Est. 1947 |

T 028 7083 2000
www.armstronggordon.com

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.

B L O C K
creative property marketing