



# PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |  
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

**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



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

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

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property



## PORTRUSH

2 New Semi-detached dwellings at  
87 Coleraine Road

BT56 HN8

Offers Over £425,000 each

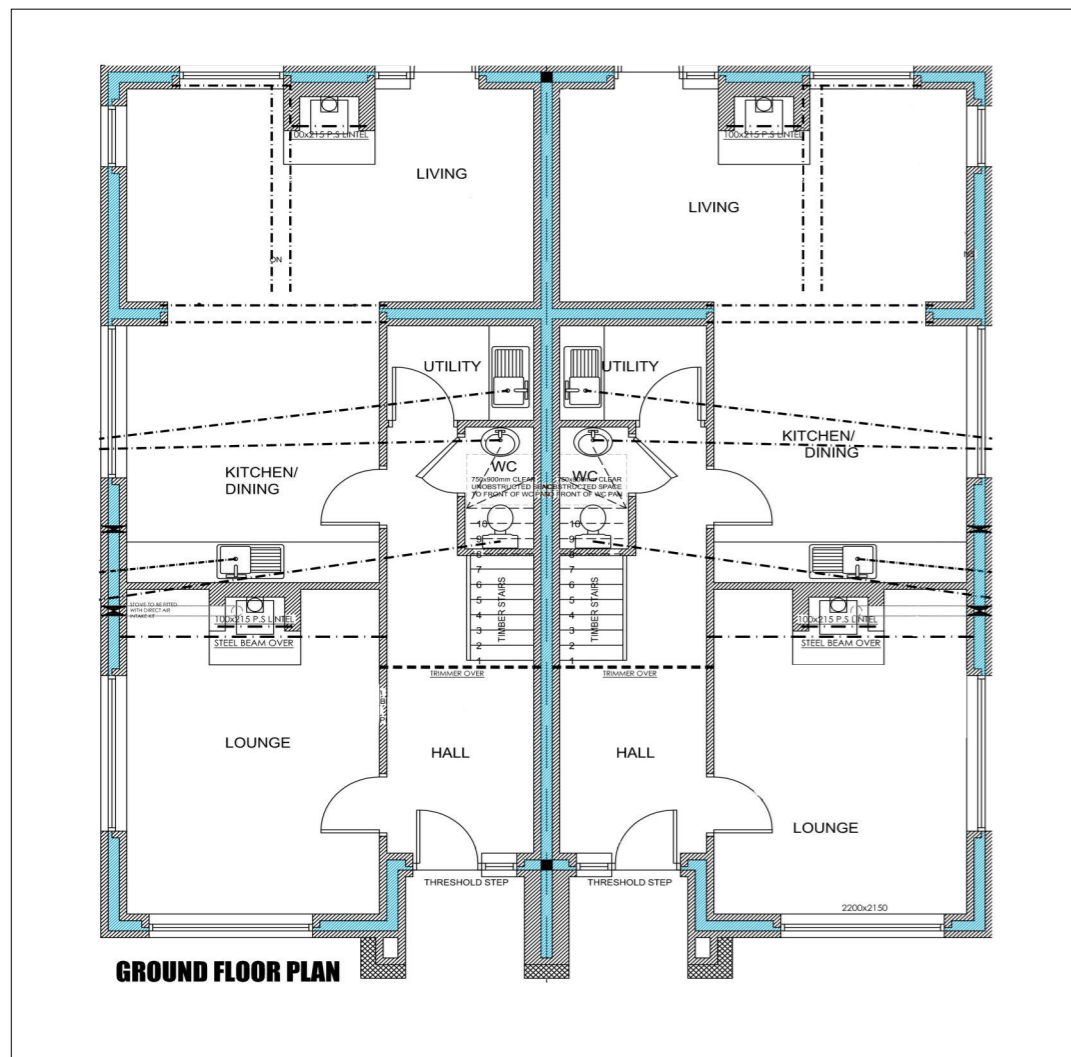
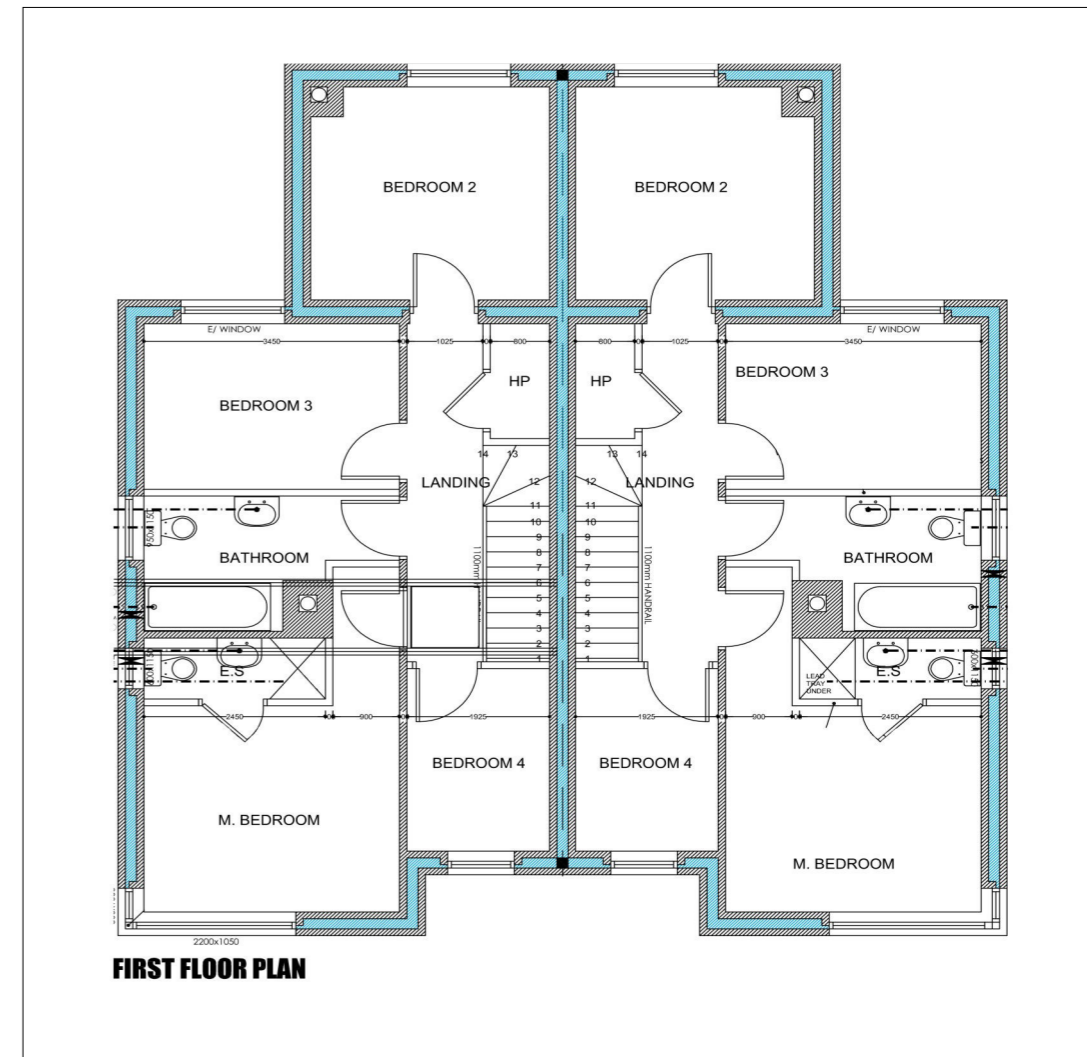
028 7083 2000  
www.armstronggordon.com

Armstrong Gordon are delighted to offer for sale 2 truly spectacular four bedroom, luxury semi-detached, architecturally designed bespoke new homes, with a contemporary atmosphere and extending to approximately 1450 Sq Ft of living space. Located in a very established residential area, the property benefits from excellent living accommodation with a choice of a full turnkey package for your new home. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of many fine attractions including Royal Portrush Golf Club, currently on The Open Championship Circuit, beaches and an excellent choice of well known eating establishments. This contemporary home is sure to create interest to those acquiring a luxury modern home in a stunning location with a superbly sized site.

Travelling into Portrush on the Coleraine Road, Number 87 will be located on your right hand side after the Hillside petrol station and Errigle Court.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Full Turnkey Package To Include Kitchen With Appliances, Bathroom & Ensuite, Tiling, Floor Coverings, Painting, Stove/Fireplace
- \*\* 6 Ft Fencing To Rear & Side
- \*\* Gardens Laid In Lawn With Timber Decking Area
- \*\* 2 Parking Spaces Per Property (Paviour Brick)
- \*\* Feature Stone Surrounding Front Entrance Door
- \*\* Timber Cladding Fitted To Front & Rear
- \*\* Potential For Views Of West Strand Beach From First Floor

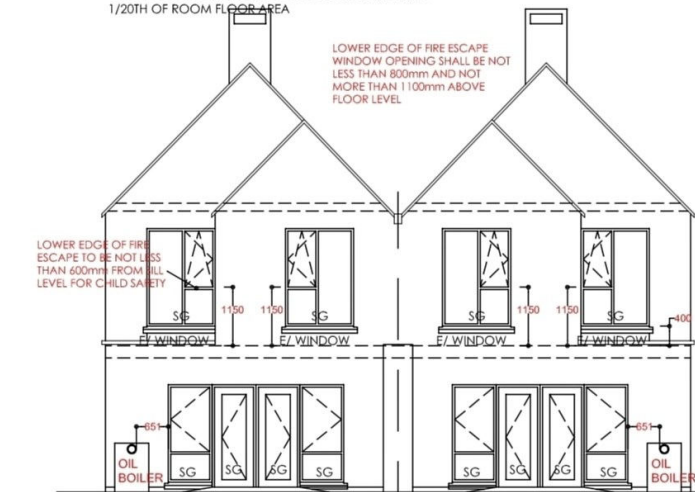




**FRONT ELEVATION**

SG: INDICATES SAFETY GLAZING  
 OB: INDICATES OBSCURE GLAZING  
 OPENING PANES IN EACH ROOM TO BE NOT LESS THAN 1/20TH OF ROOM FLOOR AREA

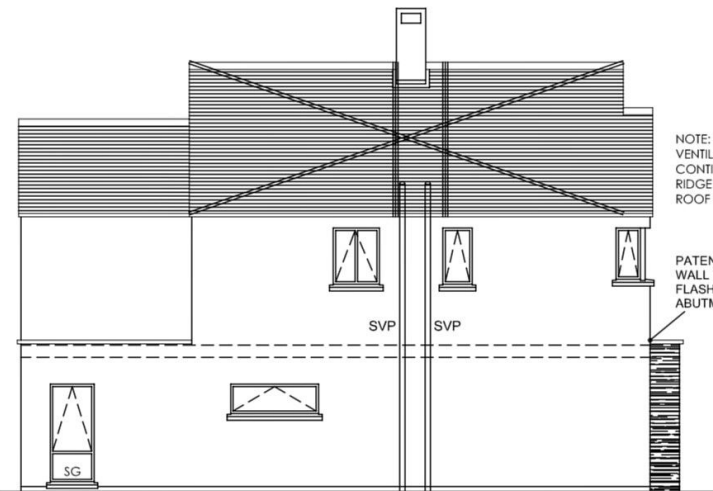
EXACT STYLE AND DESIGN OF ALL EXTERNAL DOORS AND WINDOWS TO BE AGREED WITH CLIENT PRIOR TO MANUFACTURE



**REAR ELEVATION**

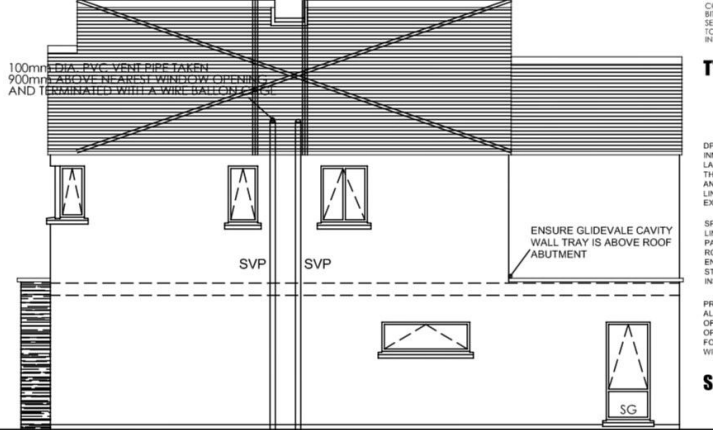
SG: INDICATES SAFETY GLAZING  
 OB: INDICATES OBSCURE GLAZING  
 ANY FIRST FLOOR GLAZING UNDER 800mm ABOVE INTERNAL FFL (acting as guarding) TO BE DESIGNED AND INSTALLED IN STRICT ACCORDANCE WITH BS 6180: 2011. WITH COMMISSIONING CERTIFICATE FORWARDED TO BUILDING CONTROL AT COMPLETION

TERMINATION POINT OF THE OIL BOILER FLUES WILL NOT BE LESS THAN 600mm HORIZONTALLY FROM ANY OPENABLE PART OF THE WINDOW OR DOORS



**SIDE ELEVATION**

PROVIDE DOUBLE TRUSSES TO ATTIC ACCESS HATCH AND PROVIDE 100x25mm DIAGONAL BRACING



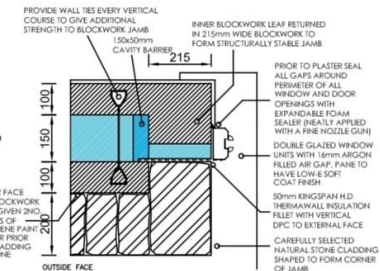
**SIDE ELEVATION**

**External Finishes:**

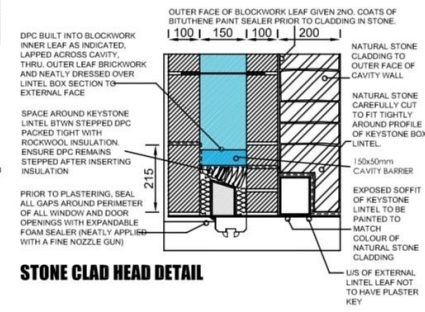
- Roof: Grey/ blue/ Black roof slates and lead flat roofing
- Walls: Smooth render painted white and timber cladding
- Windows: painted timber/ Aluminium/ Upvc
- Rainwater Goods: Galvanized aluminum gutters and downpipes/ black Upvc
- Doors: Painted timber/ horizontally sheeted with opening light

NOTE: ALL RIDGES TO BE VENTILATED USING PATENT CONTINUOUS VENTILATED RIDGE SYSTEM TO SUIT ROOF FINISH

PATENT STEPPED CAVITY WALL TRAYS AND NO.6 LEAD FLASHINGS TO ALL ROOF/WALL ABUTMENTS



**TYPICAL STONE CLAD JAMB DETAIL**



**STONE CLAD HEAD DETAIL**

CLIENT: <b>Mr. P. Crawley</b>			
PROJECT: 2no. Semi-Detached Dwellings 87 Coleraine Road, Portrush	SCALE: 1-50	PLOT DATE: June 22	JOB NO.: -
DRAWING NO.: Working Drawing	DRAWING TITLE: Working Drawing	REVISION: C	DRAWN BY: WD-03

REV. C - CLIENT CHANGES  
 REV. B - BUILDING CONTROL AMENDMENTS  
 REV. A - BUILDING CONTROL AMENDMENTS