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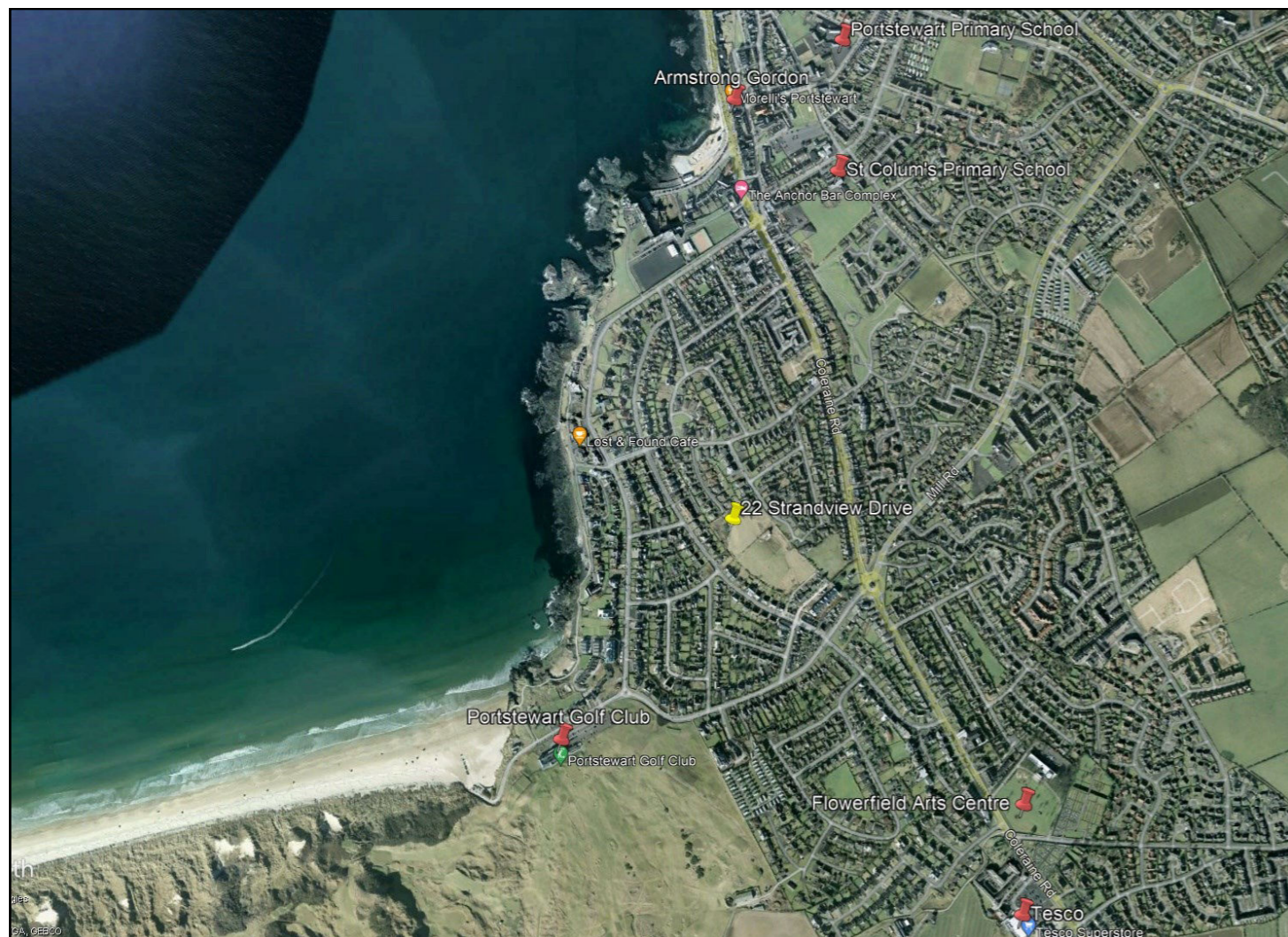
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To arrange a private consultation appointment,  
please contact Armstrong Gordon on  
**028 7083 2000**



# ARMSTRONG GORDON



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## PORTSTEWART

22 Strandview Drive

BT55 7LN

Offers Over £945,000

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An incredibly unique and rare opportunity to acquire an incredible four bedroom detached new build house located on undoubtedly one of the North Coast's most desirable and most enviable sites having only been only constructed 2024. Extending to approximately 2129 sq ft of space, internally the property is both bright and spacious and offers very well proportioned family accommodation right through. Throughout the house there is a feel of a very contemporary atmosphere and modern living feeling with lounge, kitchen and principal bedroom being on the first floor to maximise the superb views. Offering truly outstanding and panoramic views of the Atlantic Ocean, Strand Beach, Mussenden Temple and Donegal Headlands, this fine residence is within proximity to the scenic cliff walk and also the Promenade and an array of local amenities. Quite simply a magnificent home on a wonderful site with a stunning and panoramic outlook.

Approaching Portstewart on the Coleraine Road, take your first left after the Burnside Roundabout into Seafield Park. Take your third left into Strandview Drive and No 22 will be the last new build property situated on your right hand side.

#### ACCOMMODATION COMPRISES:

##### Entrance Hall:

6'7 wide with hot press.

##### Bedroom 2:

With recessed lighting. 14'4 x 9'11

##### Bedroom 3:

10'9 x 10'8

##### Bedroom 4:

With potential for second ensuite. 14'8 x 9'1

##### Bathroom:

10'9 x 6'6

##### Storage Cupboard:

5'2 x 4'5

##### Rear Porch:

With PVC glass back door with glass panel.

##### Utility Room:

With door to integral garage. 11'9 x 6'7

##### Garage:

21'7 x 10'9

#### FIRST FLOOR:

##### Landing:

With storage cupboard.

##### Lounge:

With vaulted ceilings, sliding patio door leading to balcony. Feature apex window with views across Atlantic Ocean, Portstewart Strand and Mussenden Temple. 16'5 x 15'6 Open plan leading to:

##### Kitchen:

With vaulted ceilings. 12'0 x 10'9 Open plan leading to:

##### Dining Room:

With vaulted ceilings. 14'9 x 9'1

##### Separate W.C.:

##### Bedroom 1:

Room for built in storage and sliding doors leading to balcony with views of Atlantic Ocean, Portstewart Strand and Mussenden Temple. 11'6 x 8'5

##### Walk Through Dressing Area:

6'3 x 4'11

##### Ensuite Bathroom:

6'3 x 4'11

#### EXTERIOR FEATURES:

Driveway leading to integral garage.

Steps down to large paved patio area.

#### SPECIAL FEATURES:

- \*\* Gas Fired Central Heating With Under Floor Heating Throughout
- \*\* Futureproof PVC Double Glazed Windows
- \*\* Wired For Burglar Alarm , Cameras, Solar Panels & Battery Storage
- \*\* Views Across Atlantic Ocean, Portstewart Strand & Mussenden Temple
- \*\* Highly Sough After Residential Location
- \*\* Luxury Kitchen With A Choice Of Door Styles, Colours & Worktops From Chosen Designer
- \*\* Integrated Appliances Will Include Hob, Electric Oven And Hood, Fridge Freezer & Dishwasher
- \*\* LED Downlights
- \*\* Choice Of Floor Type Throughout
- \*\* Painted Internal Walls & Ceilings
- \*\* Painting Skirting Boards & Architraves
- \*\* Comprehensive Range Of Electrical Sockets, Switches & Telephone Points
- \*\* Mains Smoke & Carbon Monoxide Detectors
- \*\* Choice Of Bathroom Suites & Suppliers
- \*\* Thermostatically Controlled Shower To Bathroom & Ensuite
- \*\* Bathroom & Ensuite Will Be Fully Tiled With A Choice Of Tiling
- \*\* Heated Towel Rails To Bathroom & Ensuites
- \*\* Choice Of Flooring Throughout
- \*\* Rear Gardens Sown In Grass Seed
- \*\* Granite Flagged Patio Are, Granite Flagged Garden Room Area With Electrical Supply For Hot Tub & Sauna
- \*\* Front & Rear External Lighting
- \*\* Outside Water Supply x2
- \*\* Vent Axia Kinetic Plus Ventilation System

#### TENURE:

To Be Confirmed

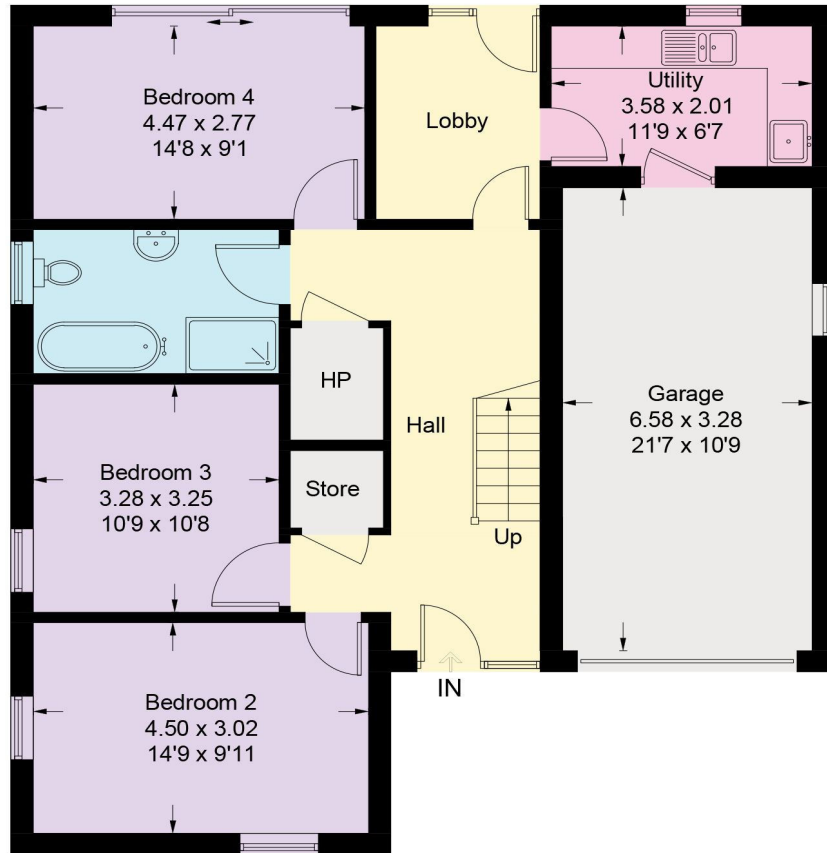
#### CAPITAL VALUE:

Not Assessed

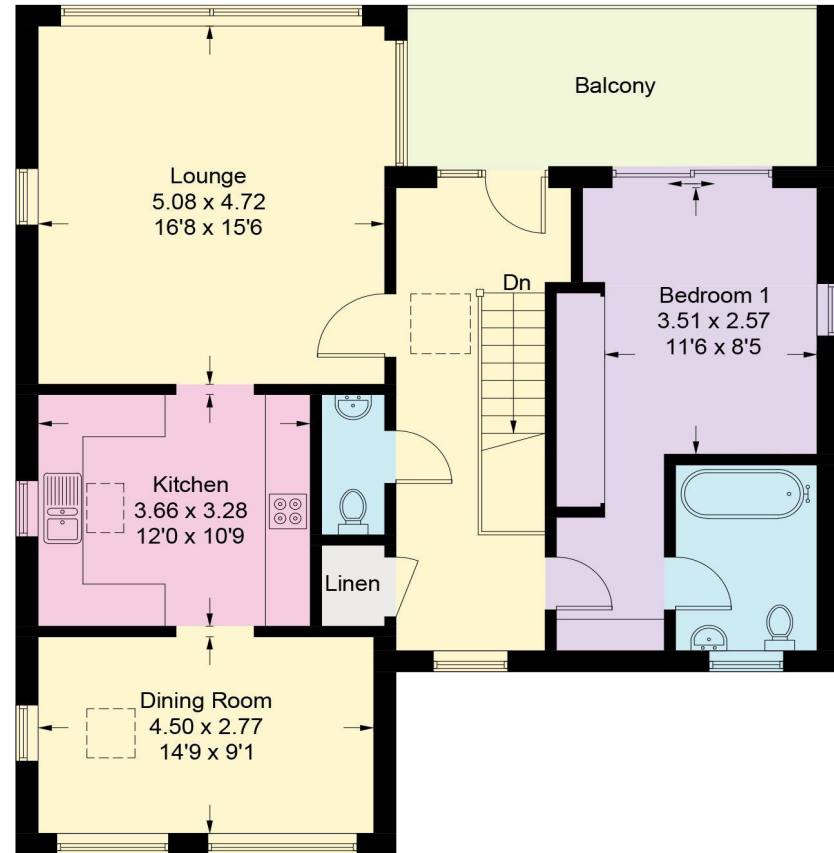


# 22 Strandview Drive

Approximate Gross Internal Area = 197.8 sq m / 2129 sq ft  
(Including Garage)



Ground Floor



First Floor

**ARMSTRONG GORDON**

THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



Illustration for identification purposes only, measurements are approximate,  
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