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- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

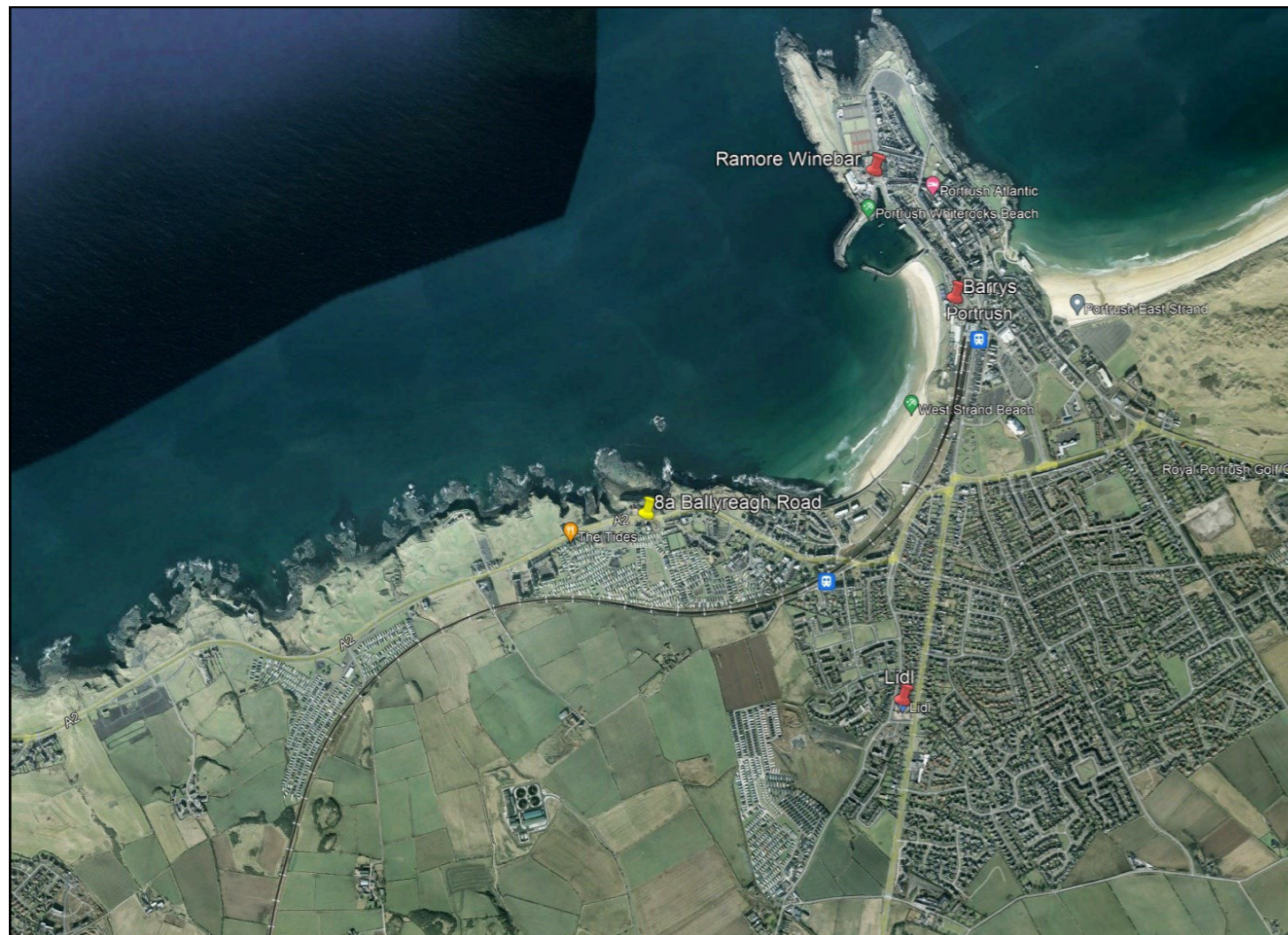
#### Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance

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



# ARMSTRONG GORDON



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## PORTRUSH

Site for 2 dwellings @  
8A Ballyreagh Road  
BT56 8LP  
Offers Over £595,000

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Armstrong Gordon are delighted to offer for sale this superbly located building site for 2 dwellings with foundations in. The plans are passed for a truly spectacular four bedroom, semi-detached, with a contemporary atmosphere and offering great views across Atlantic Ocean and Donegal Headlands and extending to approximately 2300 Sq Ft of living space. Located on a very established popular coast road area, the property benefits from excellent living accommodation. Located in the popular seaside resort of Portrush but also near Portstewart, the property benefits from being on the doorstep of this seaside resorts many fine attractions including Royal Portrush Golf Club, beaches and an excellent choice of well known eating establishments. This contemporary home is sure to create interest to those acquiring a superb building site in a stunning location.

Leaving Portrush on the Ballyreagh Road heading towards Portstewart, No 8a will be left hand side just after you go over the hill.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

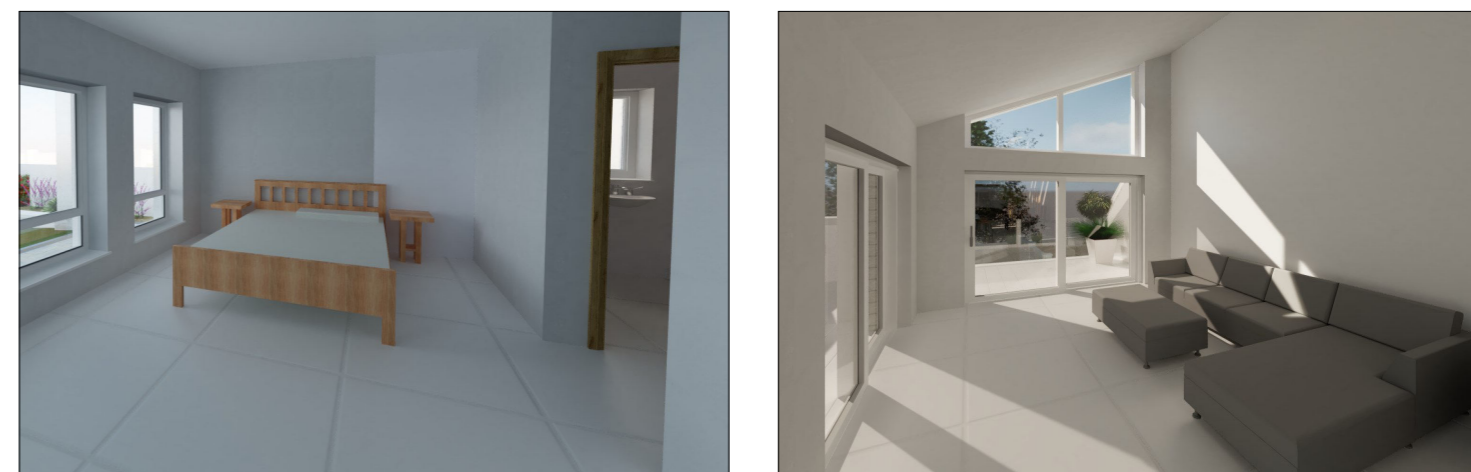
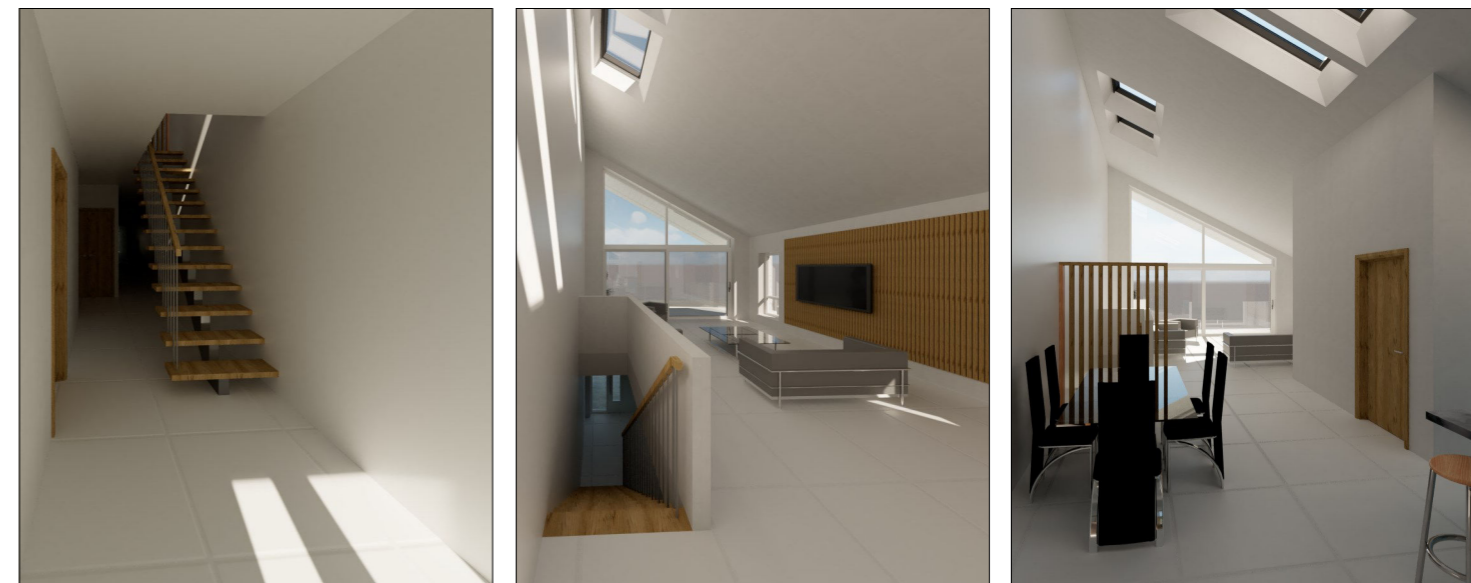
- Hallway:**  
6'6 wide
- Master Bedroom:**  
11'0 x 10'8
- Ensuite:**  
7'7 x 5'3
- Walk in wardrobe:**
- Bathroom:**  
9'3 x 6'9
- Cloaks Cupboard/Storage:**
- Bedroom 2:**  
13'9 x 7'7
- Bedroom 3:**  
13'9 x 7'7
- Bedroom 4:**  
11'8 x 9'3
- Ensuite:**  
9'3 x 3'4
- Utility Room:**  
8'5 x 5'10
- Covered Decked Area:**

**FIRST FLOOR:**

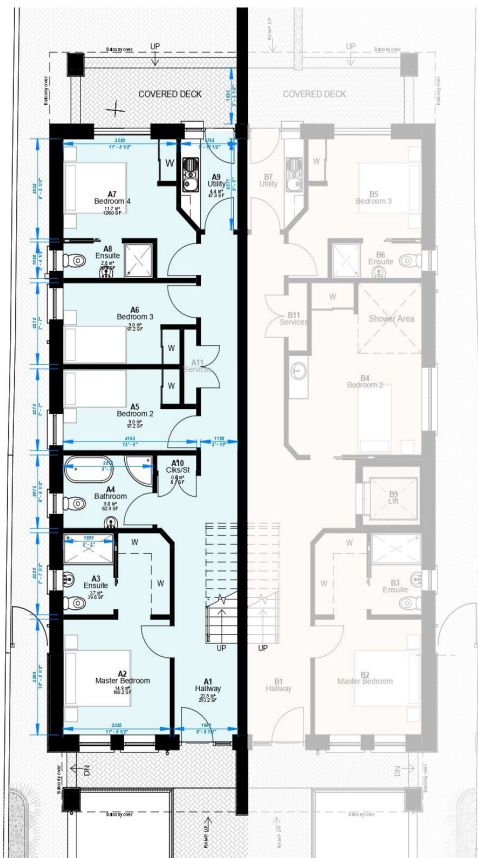
- Open Plan Living/Kitchen/Dining/Snug:**
- Living Area:**  
18'7 x 18'0
- Balcony:**  
17'5 x 5'6
- Kitchen/Dining Area:**  
24'3 x 18'0
- Snug:**  
11'7 x 11'4
- Store:**
- Separate W.C.:**
- Rear Deck:**
- TENURE:**  
Freehold

Ground Floor	93.64m <sup>2</sup>	1,008.0ft <sup>2</sup>
First Floor	84.70m <sup>2</sup>	911.7ft <sup>2</sup>
<b>TOTAL</b>	<b>178.34m<sup>2</sup></b>	<b>1,919.7ft<sup>2</sup> (GIA)</b>
Rear Deck	15.70m <sup>2</sup>	168.70ft <sup>2</sup>
Front Balcony	9.20m <sup>2</sup>	98.90ft <sup>2</sup>
<b>TOTAL</b>	<b>203.24m<sup>2</sup></b>	<b>2,187.30ft<sup>2</sup> (Gross)</b>

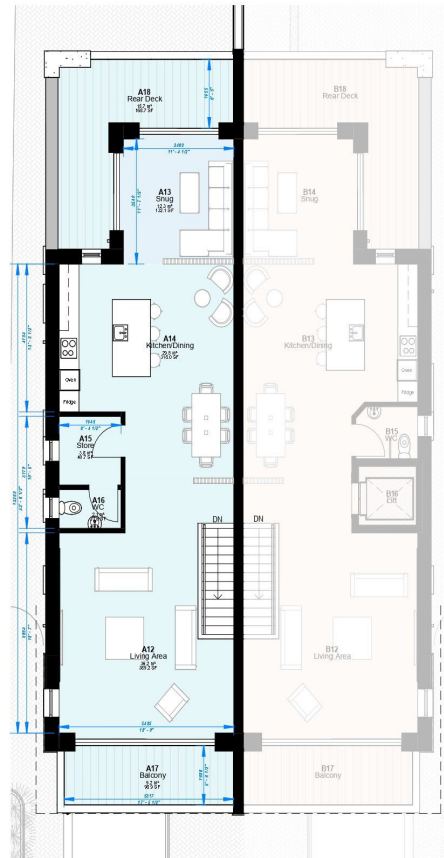
**3D's Visualisations**







Ground Floor Plan



First Floor Plan

DWELLING A - Room Schedule			
Number	Name	Level	Area
00 GFL			
A1	Hallway	00 GFL	23.5 m <sup>2</sup>
A2	Master Bedroom	00 GFL	14.9 m <sup>2</sup>
A3	Entraulte	00 GFL	3.7 m <sup>2</sup>
A4	Bathroom	00 GFL	5.9 m <sup>2</sup>
A5	Bedroom 2	00 GFL	9.0 m <sup>2</sup>
A6	Bedroom 3	00 GFL	9.0 m <sup>2</sup>
A7	Bedroom 4	00 GFL	11.7 m <sup>2</sup>
A8	Entraulte	00 GFL	2.9 m <sup>2</sup>
A9	Utility	00 GFL	4.4 m <sup>2</sup>
A10	Closets	00 GFL	0.9 m <sup>2</sup>
A11	Services	00 GFL	8.4 m <sup>2</sup>
01 PFL			
A12	Living Area	01 PFL	36.2 m <sup>2</sup>
A13	Shop	01 PFL	12.3 m <sup>2</sup>
A14	Kitchen/Dining	01 PFL	25.5 m <sup>2</sup>
A15	Store	01 PFL	3.9 m <sup>2</sup>
A16	WC	01 PFL	2.1 m <sup>2</sup>
A17	Balcony	01 PFL	3.2 m <sup>2</sup>
A18	Rear Deck	01 PFL	15.2 m <sup>2</sup>
01 PFL	7		108.8 m <sup>2</sup>
Grand total			195.1 m <sup>2</sup>



Front Elevation



Rear Elevation



Side Elevation

