

Independent

PROPERTY ESTATES



Ground Floor



First Floor



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR
SALE

3 Glen Road, Cultra, Holywood
Offers Over £595,000

- Stunning Detached Family Residence in the Heart of Cultra
- Accommodation - Circa 2,200 sq. ft
- Six Bedrooms & Two Reception Rooms or Five Bedrooms & 3 Reception Rooms
- Three Separate Kitchens
- Three Separate Shower Rooms
- Oil Fired Central Heating System
- Integral Garage
- Substantial Site with Front and Rear Gardens, Small Trees and Shrubs

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	53 E
21-38	F		
1-20	G		

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Ground Floor

Entrance Porch (7' 11" x 5' 06")
Accessed via a Wood and Glazed Door, complete with Laminate Wooden Flooring.

Entrance Hall (27' 07" x 3' 05")
Complete with Laminate Wooden Flooring.

Kitchen 1 (11' 00" x 7' 01")
Fitted Kitchen with a range of low-level Units with complimentary Worktops, Tiled upstands, a Stainless-Steel Sink and Drainer Unit, an integrated four ring Ceramic Hob with an Extractor Hood over and an Oven under and space for a Washing Machine / Tumble-dryer.

Bedroom Five (9' 09" x 7' 02")
Front aspect Bedroom complete with Laminate Wooden Flooring.

Garage (20' 05" x 11' 02")
Dual access via an Up and Over Door to the front and a Door to the rear providing access to the Property. Complete with Light and Power.

Hallway to First Floor (11' 01" x 6' 08")
Complete with Laminate Wooden Flooring and access to built-in Storage.

Bedroom Six (11' 01" x 6' 06")
Front aspect Bedroom complete with Laminate Wooden Flooring.



First Floor

Landing (6' 00" x 3' 04")
Complete with Laminate Wooden Flooring and access to built-in Storage.

Shower Room 1 (6' 09" x 3' 09")
Three-piece Suite comprising a Low Flush W.C., a Sink with Tiled Splash back and Storage under and a Mains Corner Shower. Complete with Laminate Wooden Flooring, part Tiled Walls and an Extractor Fan.

Landing (14' 00" x 4' 00")
Access to the outside of the Property via a Wood and Glazed Door, complete with Laminate Wooden Flooring, recessed Spotlights and access to built-in Storage.

Bedroom 1 (15' 11" x 9' 10")
Rear aspect double Bedroom complete with Laminate Wooden Flooring and built-in / fitted Wardrobe.

Bedroom 3 / Home Office (10' 00" x 9' 06")
Rear aspect, complete with Laminate Wooden Flooring.

Shower Room 2 (5' 11" x 5' 07")
Three-piece Suite comprising a Low Flush W.C., a Sink with Tiled Splash back and Storage under and an Electric Corner Shower. Complete with Laminate Wooden Flooring, part Tiled Walls and an Extractor Fan.

Kitchen 2 (11' 01" x 6' 09")
Fitted Kitchen with a range of low-level units with complimentary Worktops, Tiled Upstands, a Stainless-Steel Sink and Drainer Unit and an integrated Four Ring Ceramic Hob with Oven under. Complete with Laminate Wooden Flooring, recessed Spotlights, space for a Tumble-dryer / Washing Machine and access to the rear via a Wood and Glazed Door.



Kitchen 3 (11' 08" x 10' 03")
Fitted Kitchen with a range of low-level units with complimentary Worktops, Tiled Upstands, a Stainless-Steel Sink and Drainer Unit and an integrated Four Ring Ceramic Hob with Oven under. Complete with Laminate Wooden Flooring, recessed Spotlights, space for a Tumble-dryer / Washing Machine and access to the rear via a Wood and Glazed Door.

Sitting Room / Reading Room (11' 00" x 9' 09")
Front aspect Reception Room complete with Laminate Wooden Flooring. Through to:

Lounge / Living Room (18' 07" x 11' 01")
Front aspect Reception Room complete with Laminate Wooden Flooring. A Sliding Glazed Door provides access to:

Conservatory (11' 09" x 8' 03")
Complete with Tiled Flooring and elevated Garden views.

Bedroom 2 (15' 11" x 10' 01")
Front aspect double Bedroom with Solid Wooden Flooring and fitted Storage / Wardrobe.

Bedroom 4 (10' 00" x 9' 03")
Rear aspect double Bedroom with Solid Wooden Flooring.

Shower Room 3 (6' 01" x 5' 09")
Three-piece Suite comprising a Low Flush W.C., a Sink with Tiled Splash back and Storage under and an Electric Corner Shower. Complete with Laminate Wooden Flooring, part Tiled Walls and an Extractor Fan.