

simonBRIEN
RESIDENTIAL

'Lenaghmore'
4 Circular Road West,
Cultra, Holywood, BT18 0AT



Offers Over £1,350,000

Telephone 02890 428989
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KEY FEATURES

- Attractive period residence in the heart of Cultra
- Private, mature site c. 1 acre
- Highly convenient location a short walk to the popular North Down coastal paths, Hollywood High Street, Cultra train halt, Culloden Hotel Spa and Cultra Inn
- Ease of access onto A2 via traffic lights
- A 5 minute drive to Hollywood, 10 minutes George Best City Airport and 15 minutes to Belfast city centre
- Formal dining room opening to conservatory with patio doors to the rear gardens
- Large open plan kitchen with casual dining area
- Utility room
- Downstairs cloakroom and WC
- Four bedrooms
- Principal bedroom with ensuite bathroom
- Separate shower room which facilitates the other bedrooms
- Oil fired central heating
- Double glazed windows
- Garage, workshop and outbuildings
- Large tarmac driveway with ample parking and turning space
- Patio to the rear with mature gardens laid in lawn with dense shrub and tree boundary



SUMMARY

Located in the heart of Cultra, this attractive detached residence is tucked away on a private and secluded site occupying c. 1 acre.

The property is perfectly located within a few minutes' walk of the Cultra shoreline, pleasant coastal walks and Royal North of Ireland Yacht Club. Hollywood town centre is within 5 minutes' drive, Belfast 15 minutes and Bangor 15 minutes. Cultra and Marino railway halts are also within a short walking distance.

The property offers spacious accommodation which can be adapted or enhanced to suit one's needs or desires. The accommodation comprises an entrance hall, large drawing room, dining room, conservatory, kitchen with casual dining, cloakroom and utility room on the ground floor. On the first floor are four bedrooms, the principal bedroom benefits from an ensuite bathroom and a shower room facilitates the other bedrooms.

Outside, the mature one acre site is laid in lawns with mature trees and shrubs and dense border hedging offering considerable privacy. There is a garage, workshop and outbuildings for storage. From the shared lane way, entrance pillars lead to a large tarmac driveway with generous parking to the front.

The Cultra area is widely regarded as one of the most desirable areas in Northern Ireland and the site and setting of this magnificent home is undoubtedly one of the best sites in the area.

Viewing is by private appointment and is highly recommended.



THE PROPERTY COMPRISES:

GROUND FLOOR

Panelled entrance door to Entrance Porch.

ENTRANCE PORCH:

Tiled floor, inner door with leaded glass inset.

CLOAKROOM:

Wash hand basin and WC, hanging space for coats, fully tiled walls.

DRAWING ROOM:

23' 1" x 16' 7" (7.04m x 5.05m)

Open fire with marble surround, beam mantle and marble hearth.



DINING ROOM:

15' 1" x 14' 6" (4.6m x 4.42m)

Double opening doors to conservatory. Door to kitchen. Wall light wiring.





CONSERVATORY:
17' 1" x 11' 8" (5.21m x 3.56m)
Attractive outlook to surrounding gardens.

SPACIOUS KITCHEN OPEN TO DINING AREA:
18' 9" x 16' 5" (5.72m x 5m)

Excellent range of high and low level fitted units, stainless steel single drainer sink unit with mixer taps, integrated Neff double oven, plumbed for dishwasher, integrated fridge, Neff induction hob and stainless steel extractor hood, casual bench seating, dining area, partly tiled walls, tongue and groove panelled walls and ceiling, door to Dining Room. Door to Utility Room.



UTILITY ROOM:
16' 6" x 7' 5" (5.03m x 2.26m)

High and low level fitted units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, fully tiled walls, PVC door to side.



FIRST FLOOR

LANDING:

Storage cupboard with shelving and hot water tank. Linen cupboard with shelving.

LARGE WALK IN STORAGE ROOM:
8' 3" x 4' 0" (2.51m x 1.22m)



BEDROOM (1):
15' 4" x 11' 9" (4.67m x 3.58m)

Built in wardrobes.



ENSUITE BATHROOM:

Low flush WC, wash hand basin with vanity storage below and above, corner jet bath with mixer taps, fully tiled corner shower with chrome thermostatic fittings, tiled floor, fully tiled walls, recessed lighting.



BEDROOM (4):
9' 5" x 9' 0" (2.87m x 2.74m)



BEDROOM (2):
14' 6" x 10' 10" (4.42m x 3.3m)

Full length built in wardrobes, wash hand basin with vanity beneath.



SHOWER ROOM:

Low flush WC, wash hand basin with storage beneath, fully tiled shower with chrome thermostatic fittings, tiled floor, fully tiled walls, heated towel rail, recessed lighting.



BEDROOM (3):
10' 2" x 9' 11" (3.1m x 3.02m)



OUTSIDE

Approached by a private avenue, the property occupies a secluded site extending to c. 1 acre with mature gardens laid in lawns, paved areas and mature trees and shrubs.

OUTBUILDINGS

GARAGE:
19' 11" x 9' 11" (6.07m x 3.02m)

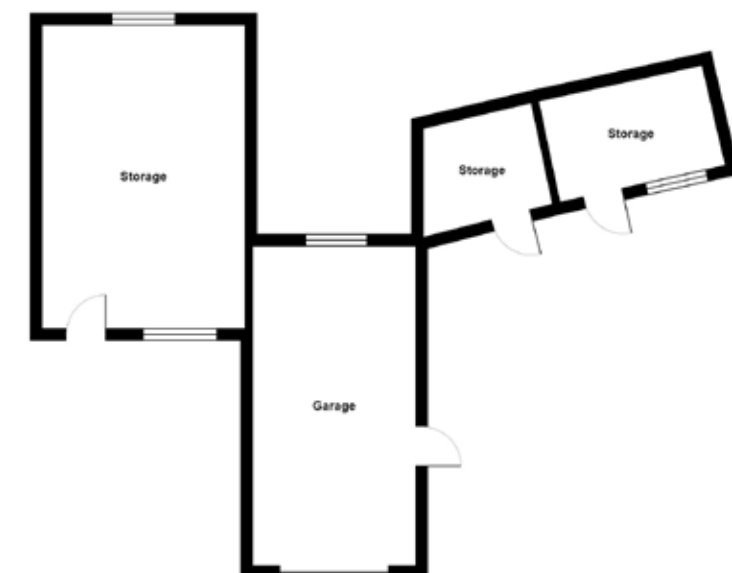
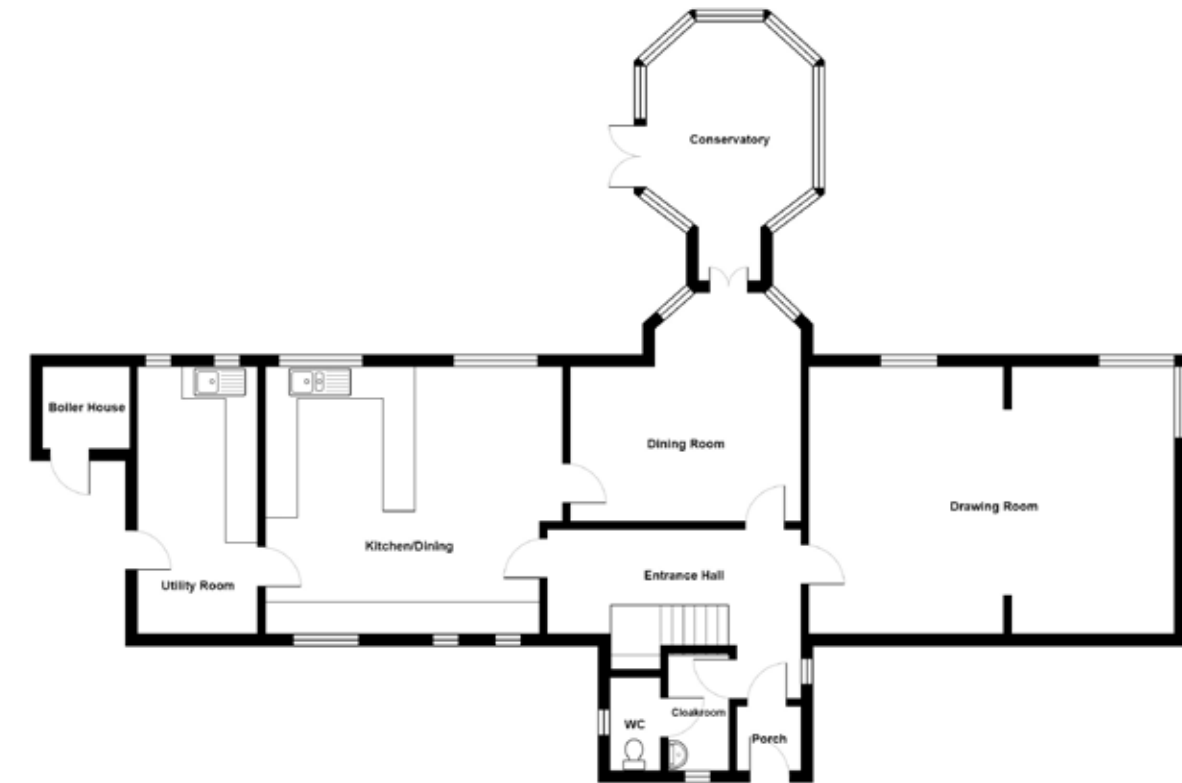
Up and over door, power and light.

COAL SHED

WORKSHOP

GARDEN SHED

BOILER HOUSE: Oil fired boiler.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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REF: SJB/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	37 F	
1-20	G		

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