



MERTON
29 CULTRA AVENUE

Holywood, BT18 0AZ

Offers over **£1,250,000**



DETACHED | 4  | 2  | 3 

Approached along a private driveway this wonderfully mature site extends to approximately one acre and is laid primarily in lawns with mature shrubs, trees and hedging and an excellent degree of privacy.

Merton enjoys a leafy secluded position off Cultra Avenue. Throughout the property enjoys bright, generous and versatile accommodation across two floors. There are four spacious first floor bedrooms, including principal room with walk-in dressing room and en suite shower room. Of particular note on the ground floor is a generous drawing room with Inglenook fireplace, well appointed family kitchen, family room with patio doors leading to the rear gardens and dining room with square bay window and mature outlook.

This home has been exceptionally well maintained and beautifully decorated throughout. There is ample driveway parking, a detached double garage and also a former stable block. 29 Cultra Avenue is only a short stroll from the Cultra shore front, delightful coastal walks, Royal North of Ireland Yacht Club and Seapark beach. Commuting is convenient via main arterial routes or Cultra railway halt. This property lies within the catchment area to a range of local primary and grammar schools.



KEY FEATURES

- Beautifully Maintained Family Residence Occupying Mature One Acre Plot Within Heart of Cultra
- Private and Mature Site Laid in Lawns, Mature Shrubs and Planting with Excellent Privacy
- Four First Floor Spacious Bedrooms Including Principal Bedroom with Walk-in Wardrobe and En Suite Shower Room
- Family Bathroom
- Generous Drawing Room with Inglenook Fireplace
- Family Room with Patio Doors Leading to Rear Gardens
- Well Appointed Family Kitchen with Range of Appliances
- Formal Dining Room with Square Bay Window and Mature Outlook
- Utility Room, Cloakroom and Ground Floor WC
- Double Glazing, Oil Fired Central Heating
- Ample Driveway Parking
- Detached Double Garage
- Former Stable Block
- Mature Gardens Surround the Property Extending to One Acre
- Prestigious and Sought After Location



ROOM DETAILS

Ground Floor

- Open Entrance Porch
- Spacious Reception Hall
21'7" x 9'1"
- Cloakroom
- Drawing Room
25'4" x 16'3"
- Living Room
14'10" x 13'0"
- Kitchen with Dining Area
16'7" x 13'0"
- Utility Room
7'7" x 7'5"
- Rear Cloakroom
7'7" x 5'0"

First Floor

- Spacious Gallery Landing
- Bedroom One
19'3" x 18'6"
- Dressing Room
9'5" x 6'9"
- En Suite Shower Room
6'8" x 6'5"
- Bedroom Two
16'4" x 13'0"
- Bedroom Three
16'4" x 12'5"
- Bedroom Four
11'5" x 10'9"
- Bedroom Two
12'8" x 6'9"

Outside

- Detached Double Garage
19'8" x 19'6"
- Adjoining Boiler Room
14'7" x 6'9"
- Garden Store Room One
14'0" x 12'0"
- Garden Store Room One
14'0" x 12'0"

Outside

- The property is approached by a tree lined private avenue leading to a sweeping pebbled driveway
- Generous parking to the front and side.
- The mature grounds extend to one acre with well tended gardens laid in lawns, mature trees and shrubs
- Extensive patio area to the rear.





FLOOR PLANS

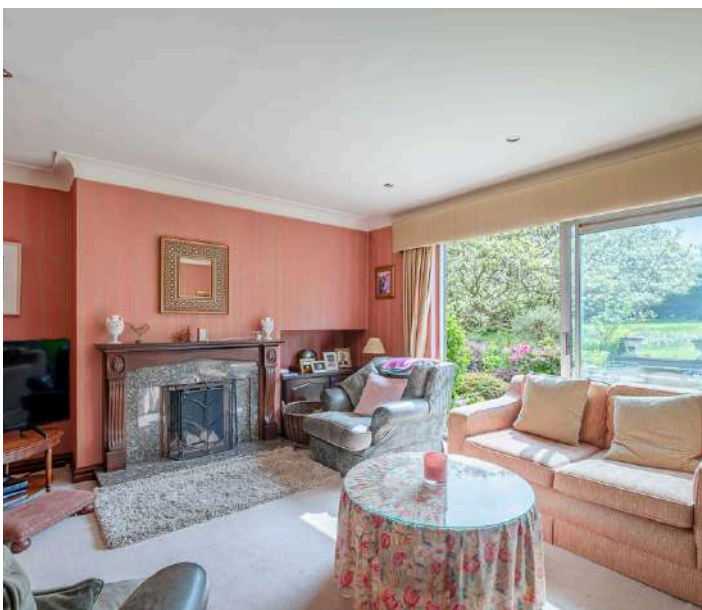
GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Travelling from the Maypole in Holywood continue out of Holywood, Bangor bound, along High Street and Bangor Road turning right onto the Holywood bypass, A2. Continue along the A2 passing the Maxol Marino Service Station on the left hand side and past Farmhill Road turning next left into Cultra Avenue. A private avenue serving Number 29 is located on the right hand side.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.

ENERGY EFFICIENCY RATING		CURRENT	POTENTIAL
Very energy efficient – lower running costs			
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46	62
21-38	F		
1-20	G		
NOT energy efficient – higher running costs			

Scan QR Code for more details and to arrange a viewing.



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