

simonBRIEN
RESIDENTIAL



6A Old Cultra Road,
Holywood, BT18 0AE



Asking Price £1,195,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Detached property located in the heart of Cultra
- Spacious reception hall
- Cloakroom & WC
- Drawing room with gas stove and doors to the rear patio
- Luxury fitted kitchen with Aga, open to a dining and living space with contemporary gas fire with doors to rear patio
- Utility room
- Four large bedrooms (principal bedroom with en suite shower room)
- Main bathroom on first floor
- Integral double garage
- Garden laid in lawns, with wraparound entertaining patio to the rear which enjoys a westerly aspect
- Large driveway to the front accessed via electric gates
- Double glazed windows
- Gas fired central heating
- Alarm system
- A short walk to the Cultra shoreline, Marino train halt and Holywood High Street
- Close proximity to Belfast City Airport and Belfast City Centre

SUMMARY

Located on Old Cultra Road off Farmhill Road in Cultra, this detached property has been extended and well-maintained leaving nothing to do but move in.

The property is perfectly located within a few minutes walk of the North Down shoreline, and Royal North of Ireland Yacht Club. Holywood town centre is within 5 minutes drive, Belfast 15 minutes and Bangor 10 minutes. Marino railway halt and the Maxol garage is only a 2 minute walk.

The property offers spacious, well-proportioned accommodation with a layout adaptable to differing family requirements. The accommodation comprises a spacious reception hall; drawing room with gas stove and sliding doors to the rear wrap round patio; open plan luxury fitted kitchen open to a dining and living space with contemporary gas fire and two sets of doors opening onto the rear patio, perfect for entertaining; utility room; cloakroom; wc and bedroom four on the ground floor. On the first floor are three large bedrooms, the principal bedroom has an en suite shower room and a bathroom facilitates the other bedrooms. In addition there is a double garage with twin opening doors. Outside, there are mature gardens to the front and rear with hedge boundary and shrub beds. The rear gardens enjoy a sunny westerly aspect. To the front is large brick paver driveway accessed via electric gates with access to the double garage.

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

Composite entrance door with glazed side panels.



ENTRANCE HALL:

13' 10" x 9' 9" (4.22m x 2.97m)

Staircase to first floor. Hardwood strip floor.



CLOAKROOM:

Low flush WC, wash hand basin with vanity unit below, tiled floor, heated towel radiator, underfloor heating.

LOUNGE:

27' 8" x 13' 1" (8.43m x 3.99m)

Fire surround with gas stove and marble hearth, fitted plantation shutters, sliding glazed door to rear patio.



L-SHAPED KITCHEN/LIVING/DINING:

36' 0" x 23' 5" (10.97m x 7.14m)

Luxury fitted kitchen from Robinsons Interiors, fitted cabinetry with marble worktops, stainless steel Franke sink unit with mixer taps, integrated dishwasher, fuel injection oil fired Aga with electric hob module and fitted splashback, large island with breakfast bar dining, stainless steel sink unit with mixer taps, integrated electric oven, recess for American style fridge freezer, larder cupboard, dining space for 8 with double opening doors to rear patio. Living area with contemporary gas fire with sliding door to rear patio, under floor heating, tiled floor, recessed lighting.





UTILITY ROOM:
10' 1" x 4' 11" (3.07m x 1.5m)

Fitted units with stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor, recessed lighting.



BEDROOM (5):
15' 11" x 9' 4" (4.85m x 2.84m)

Wood laminate floor.

CLOAKROOM:
7' 10" x 5' 10" (2.39m x 1.78m)

Hanging space.

BOOT ROOM:
4' 11" x 2' 6" (1.5m x 0.76m)

Gas boiler, access to double garage.

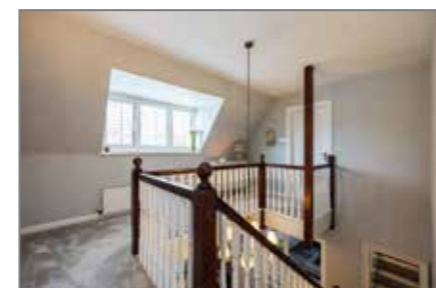
DOUBLE GARAGE:
19' 11" x 17' 9" (6.07m x 5.41m)

Remote opening twin doors, power and light.

FIRST FLOOR

LANDING:

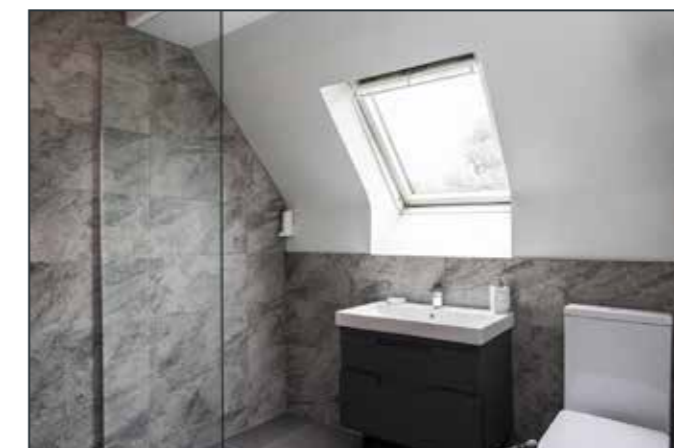
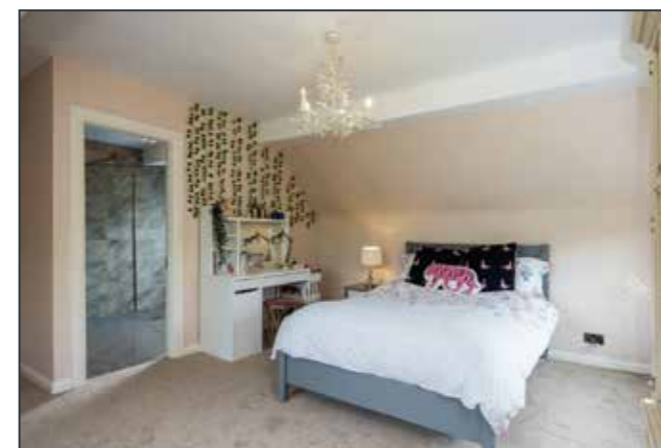
Fitted plantation shutters. Access to partially floored roofspace, eaves storage, linen cupboard.



BEDROOM (1):
16' 3" x 15' 3" (4.95m x 4.65m)

ENSUITE SHOWER ROOM:
8' 11" x 7' 5" (2.72m x 2.26m)

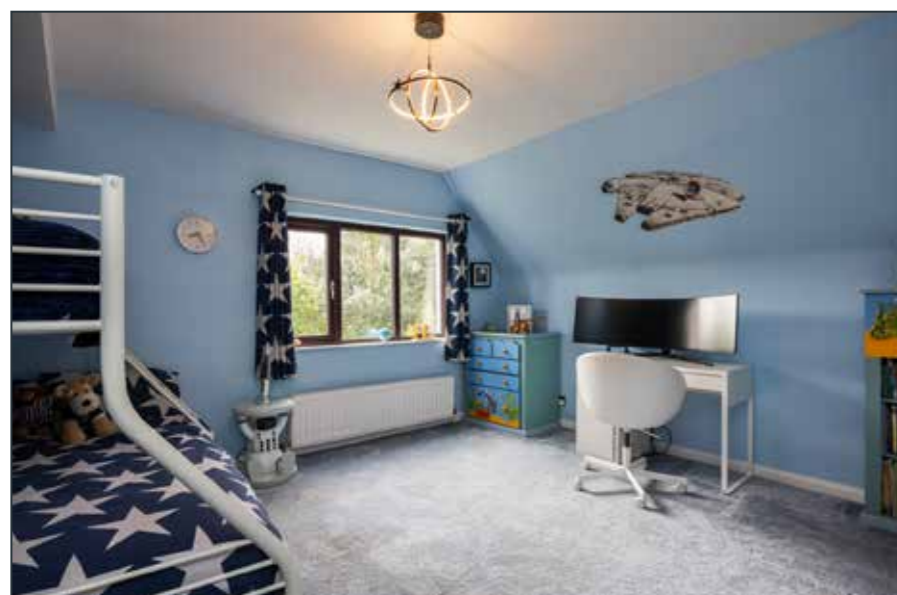
Newly fitted suite comprising of: Low flush WC, wash hand basin with vanity unit below, large walk in shower with overhead shower fitment, tiled floor, fully tiled walls, heated towel radiator, velux window.





BEDROOM (2):
16' 2" x 15' 0" (4.93m x 4.57m)

Full length fitted wardrobes, fitted plantation shutters.



BEDROOM (3):
14' 9" x 13' 1" (4.5m x 3.99m)

Large walk in wardrobe.



BATHROOM:
11' 4" x 9' 0" (3.45m x 2.74m)

Traditional style suite comprising: Low flush WC, wash hand basin with vanity unit below with illuminated wall mirror above, corner shower with electric shower, free standing bath with mixer taps and hand held attachment, tiled floor, partly tiled walls, velux window, recessed lighting, underfloor heating.



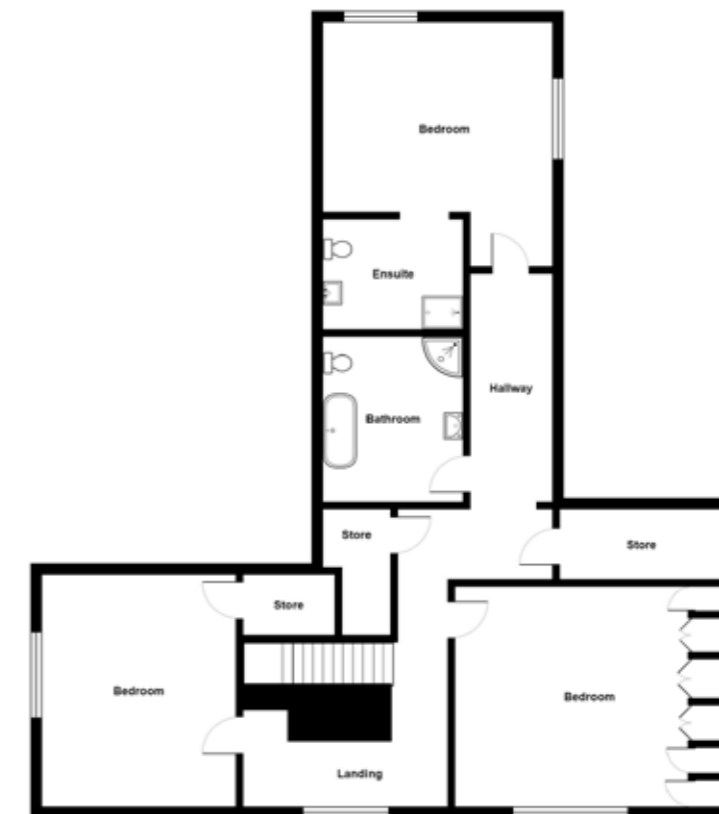
OUTSIDE

Mature gardens to the front and rear with hedge boundary and shrub beds. The rear gardens enjoy a sunny westerly aspect with a wrap around patio, this area is accessed from the reception rooms with ample space for entertaining with outdoor fire and bbq area. Gardens laid in lawns.

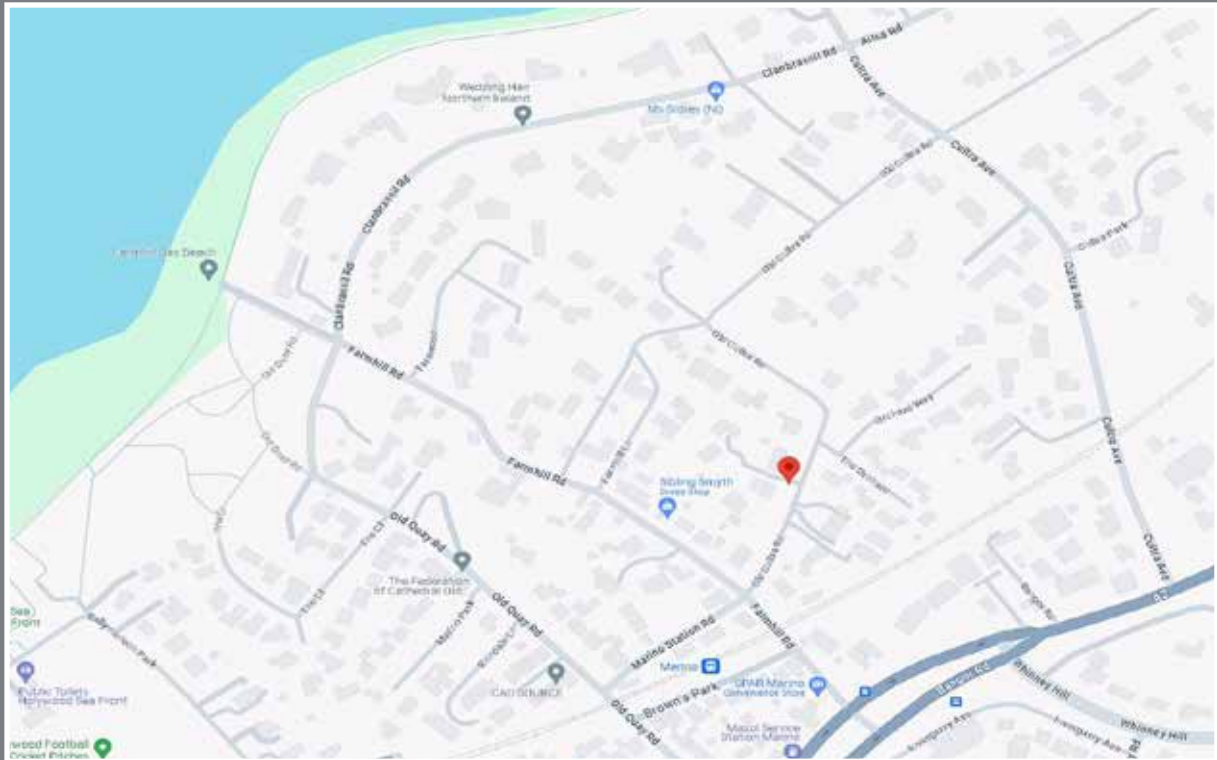




FLOOR PLANS



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

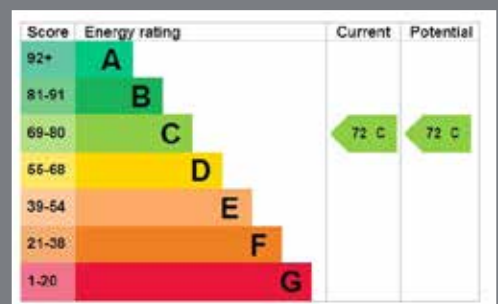


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/D/24/AN



EPC REF: 0246-0218-2204-7215-5600

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.