

simon**BRIEN**
RESIDENTIAL

6 The Orchard,
Holywood, BT18 0BD



Offers Around £765,000

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KEY FEATURES

- A detached family residence located in the heart of the Cultra area
- Situated off Old Cultra Road
- Private and secluded site
- Drawing room with open fire
- Living room with gas fire
- Dining room with double opening doors to the garden
- Fitted kitchen with oil fired Aga
- Four double bedrooms
- Bedroom one with en suite
- Family bathroom on first floor
- Downstairs WC & cloakroom
- Large double garage
- Private and enclosed mature gardens laid in lawns with patio space
- Large tarmac driveway to front
- Oil fired central heating
- Double glazed windows
- Highly convenient to Holywood, coastal walks, Royal North of Ireland Yacht Club, Royal Belfast Golf Club, leading schools, shops, parks and shopping facilities.
- Easy commuting distance to both Belfast City Airport and Belfast City Centre (approx. 10 min drive)

SUMMARY

We are delighted to present this detached property located in the heart of Cultra – one of Northern Ireland's most sought after residential addresses. The property occupies a mature and private site and is perfectly located only a few minutes' walk from the North Down shoreline. Royal North of Ireland Yacht Club is within 5 minutes' walk, and Royal Belfast Golf Club is within 5 minutes' drive. Holywood town centre is also within 5 minutes' drive and for the commuter, Belfast and Bangor are within 15 minutes. The nearby railway halts at Cultra and Marino also offer a regular rail service.

The accommodation offers good accommodation over two levels, you are greeted by a reception hallway with cloakroom and WC, three reception rooms including a drawing room, living room and dining room. There is good sized kitchen with oil fired Aga which opens out to a conservatory. On the first floor are four bedrooms, bedroom one benefits from an en suite shower room, and a family bathroom services the other bedrooms.

Externally there are mature landscaped gardens laid in lawns, and a paved patio area orientated to capture the afternoon and evening sun. To the front is a large tarmac driveway with ample parking and turning space with access to the large double garage. The property benefits from oil fired central heating and double glazed windows.

All in all, a superb home with generous proportions offering ample accommodation in a highly regarded and most convenient residential location. Viewing is by private appointment and is highly recommended.

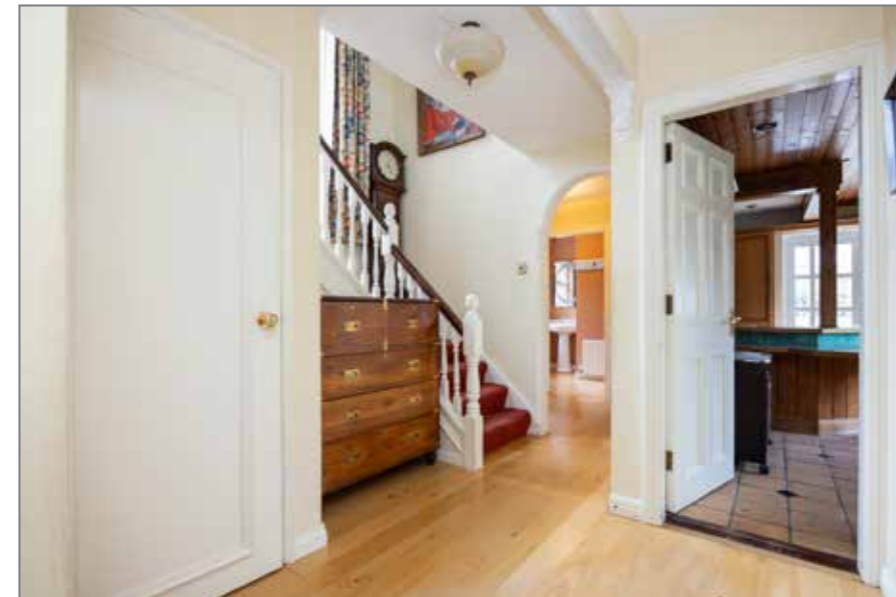


THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

Covered entrance porch to entrance door. Hard wood panelled door with glazed side panels.



ENTRANCE HALL:

Wood stripped flooring, under stairs storage cupboard.



WC

Low flush WC, pedestal wash hand basin, wood stripped floors, cloak hanging space.

DRAWING ROOM:
17' 7" x 15' 11" (5.36m x 4.85m)

Marble fire surround with open fire and marble hearth, built in shelves and cupboard in alcove.



SITTING ROOM:
12' 0" x 11' 11" (3.66m x 3.63m)

Marble fire surround with gas fire inset and marble hearth.



DINING/GARDEN ROOM
18' 2" x 10' 10" (5.54m x 3.3m)

Double doors to gardens, attractive outlook to gardens.



KITCHEN WITH BREAKFAST AREA :
15' 4" x 14' 4" (4.67m x 4.37m)

Range of high and low level fitted solid oak cabinets with tiled worktops, twin sink unit with mixer taps, integrated dish washer, integrated washing machine, integrated fridge, integrated freezer drawer, oil fired Aga. Tongue and groove panelled ceiling, tiled floors, part tiled walls, double opening doors to conservatory.



CONSERVATORY:
13' 2" x 11' 9" (4.01m x 3.58m)

Tiled floor, double opening doors to patio and gardens.



FIRST FLOOR

LANDING:

Built in shelving and cupboard.





BEDROOM (1):
15' 11" x 12' 5" (4.85m x 3.78m)
Built in wardrobes, ensuite bathroom.



BEDROOM (3):
11' 11" x 10' 9" (3.63m x 3.28m)



ENSUITE BATHROOM:
Low flush WC, wash hand basin, panelled bath with shower fitment, chrome heated towel rail, tiled floor, recessed lighting.



BEDROOM (4):
11' 11" x 9' 5" (3.63m x 2.87m)
Built in shelving and cupboards, storage cupboard with hanging space and drawers, recessed lighting.



BEDROOM (2):
15' 4" x 12' 0" (4.67m x 3.66m)
Built in wardrobes.



BATHROOM:
12' 1" x 8' 7" (3.68m x 2.62m)
Traditional style WC, pedestal wash hand basin, freestanding bath with mixer taps and shower attachment, half panelled walls, recessed lighting, storage cupboard with hot water tank and shelving.



OUTSIDE

GARAGE:

19' 0" x 18' 0" (5.79m x 5.49m)

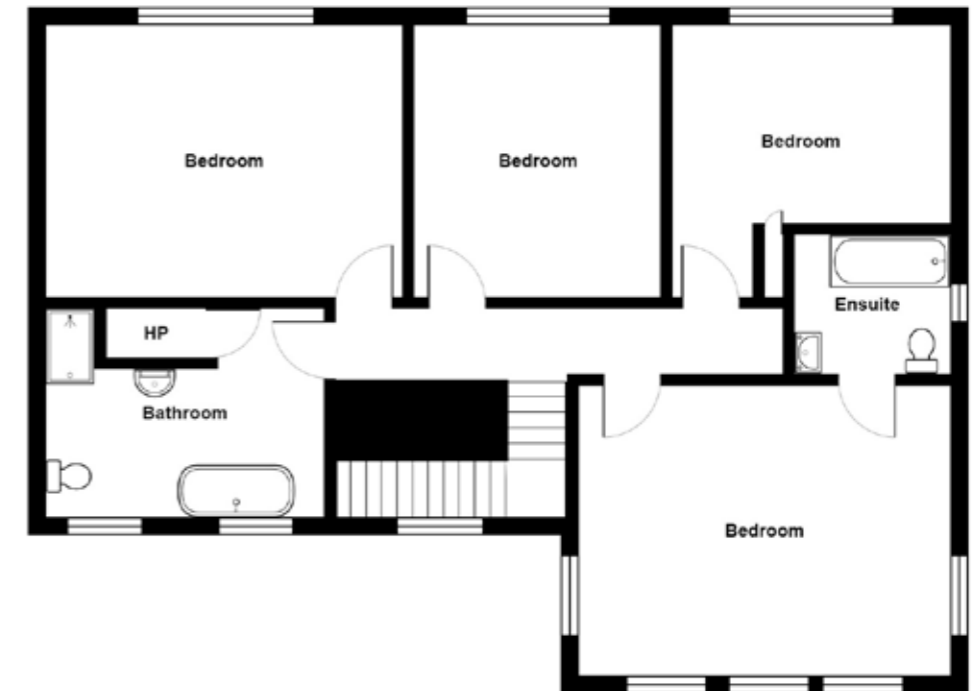
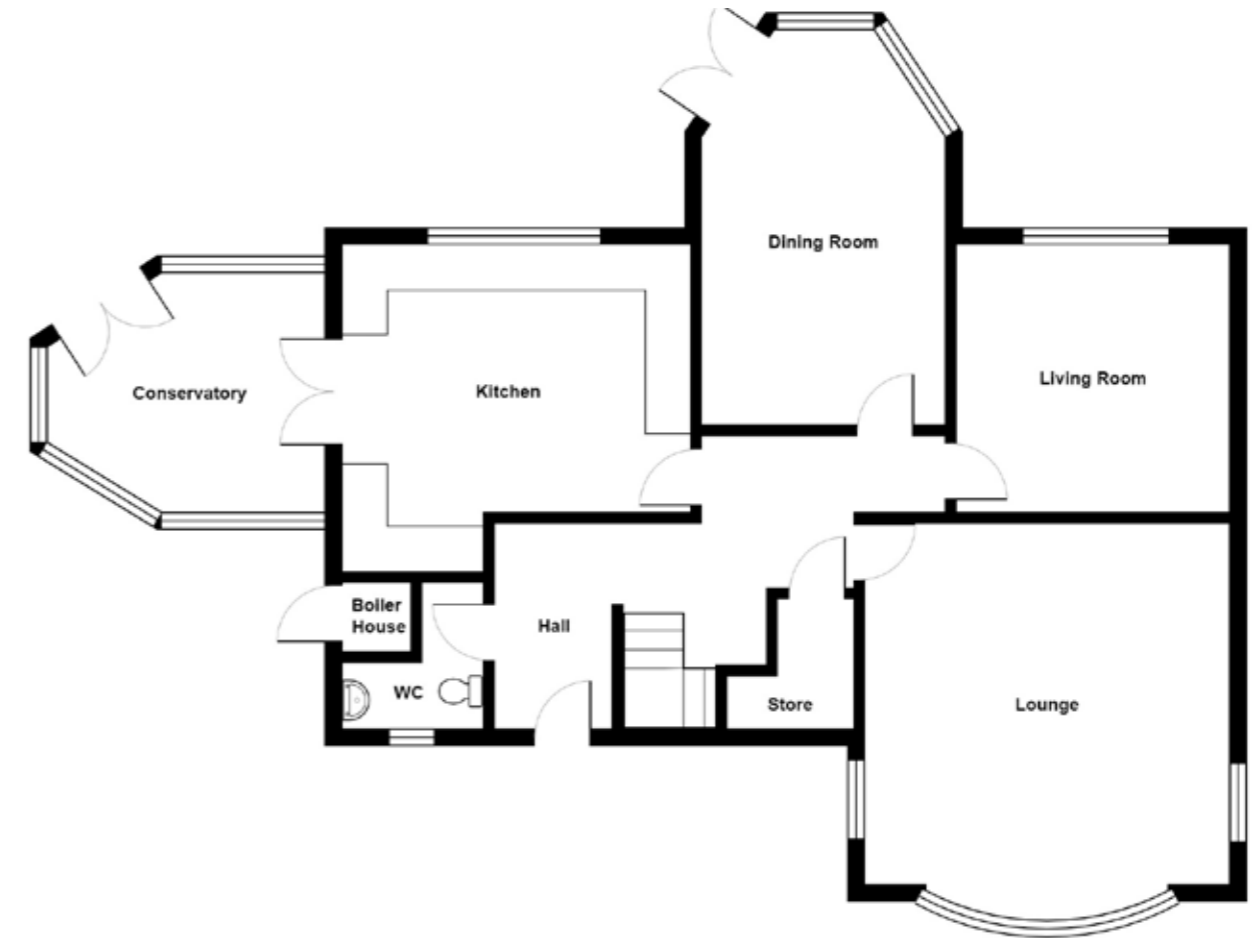
Up and over door, power and light.

STORE ROOM:

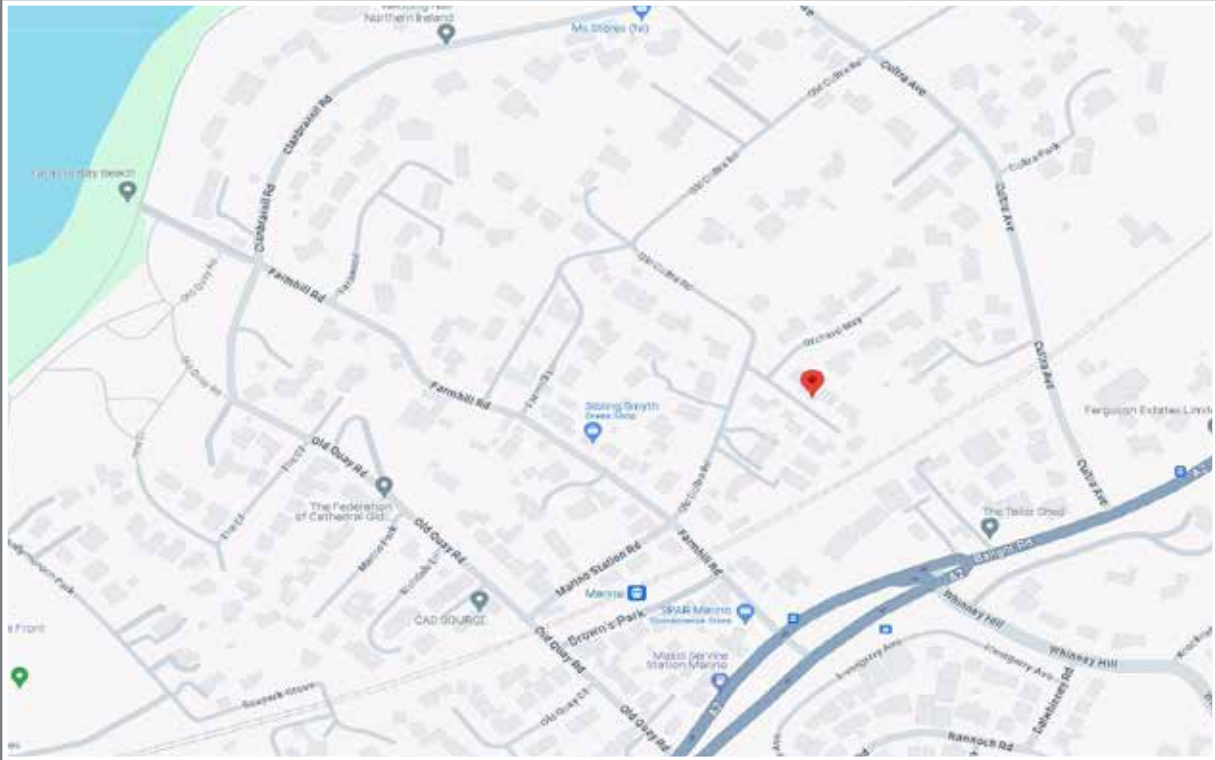
6' 9" x 5' 7" (2.06m x 1.7m)

BOILER ROOM

Oil fired central heating boiler.



Location



LOCATION: The Orchard is located off Old Cultra Road in Cultra.

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

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REF: TB/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	50 E	
21-38	F		
1-20	G		

EPC REF: 2070-8816-2140-6507-9891

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