



Old Cultra Road  
Holywood, BT18 0AE

Offers in the region of £1,195,000



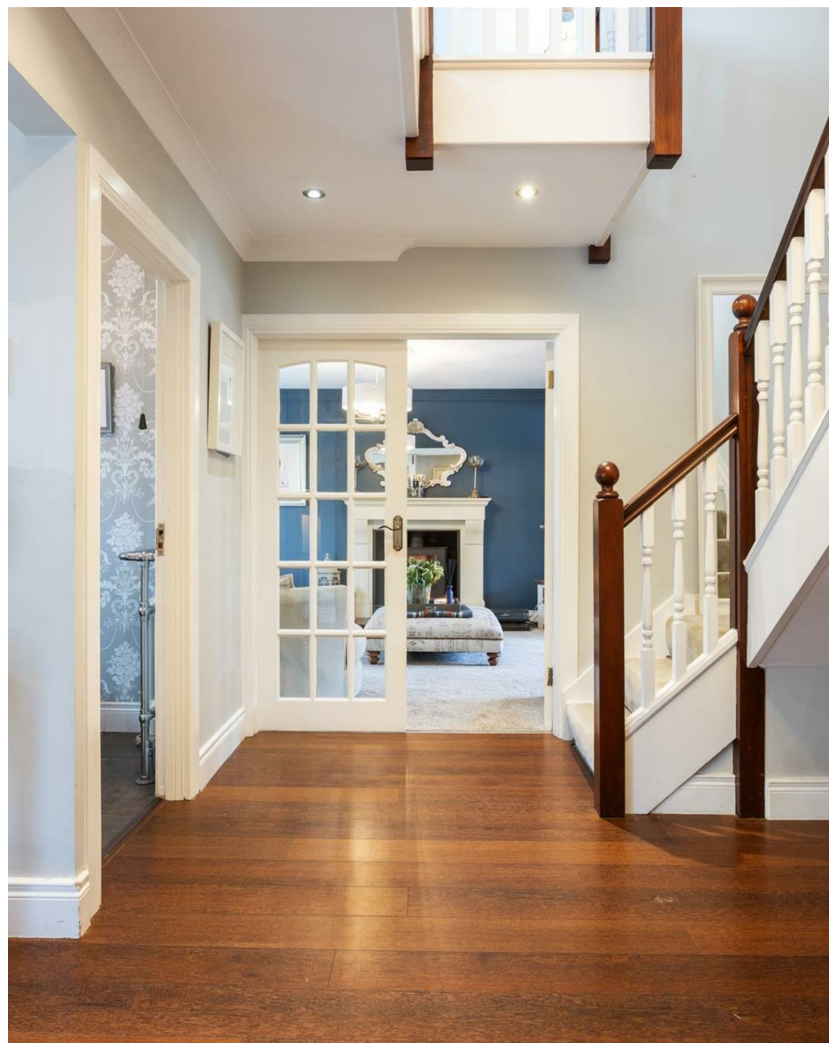
## Old Cultra Road, Holywood

HMK Property is delighted to introduce 6a Old Cultra Road, Holywood to the sales market. This stunning four bed detached home is nestled in one of Northern Ireland's most sought after locations. Occupying a large corner plot, No.6A offers substantial living space for a growing family. With a vast open plan kitchen, dining and living space with marble top island, dual aspect patio and sliding doors with direct access to sunny wrap round garden, patio, BBQ area and fire-pit. The bright open plan living/dining area has a feature media wall, with 'Sonos' surround sound, Bluetooth connectivity, LED gas fire inset and partial underfloor heating. There is an additional front lounge with gas fire, a large bay window with bespoke plantation shutters, and sliding doors with direct access onto patio. The adaptable living space continues on the ground floor with a spacious fourth bedroom ideal for teenagers or grand parents, a useful downstairs WC, utility room plumbed for washer/dryer and boot room with direct access to a double garage. On the first floor, there are three further bedroom, one with modern en-suite shower room, another with bespoke built-in robes and a walk-in wardrobe in the third bedroom. There is a large family bathroom complete with roll-top bath, separate corner shower, and underfloor heating. The first floor is complete with clever storage solutions, with two additional storage cupboards, including a linen closet and 'cubby' hole. To view one of the finest properties on the market, contact HMK Property today 02890397712.



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## *The facts you need to know...*

- Four bed detached home in the heart of Cultra
- Integrated appliances to include a stylish dual temperature 'Liebherr' wine fridge
- Separate formal lounge with bay window, bespoke plantation shutters, and gas fire
- Four luxury bedrooms, main bedroom with modern en-suite shower suite
- A well manicured wrap around garden with a large raised patio, with BBQ area and fire pit
- Robinson Interiors hand painted kitchen with large marble top island
- A social living/dining space with top of the range media wall with "Sonos" surround sound, SMART technology and Bluetooth connectivity
- A useful utility, downstairs W/C, boot-room/cloakroom with direct access to double garage
- Ample storage on the first floor to include walk-in linen cupboard, and 'cubby hole'
- Ideal location, 2 minutes walk to Marino train station, 5 minutes walk to Seapark beach, and the Royal North Of Ireland Yacht Club.



## *The property comprises...*

### **GROUND FLOOR**

#### **ENTRANCE HALL**

13'10" x 9'8"

A bright welcoming entrance hall with hardwood flooring, cornice ceiling and recess spotlights. This impressive entrance hall leads onto a corner staircase .

#### **DOWNSTAIRS W/C**

7'10" x 5'10"

A useful downstairs cloakroom, with low flush W/C, wash hand basin with additional storage below, tiled flooring with underfloor heating, and traditional heated towel rail

#### **BOOT ROOM**

4'11" x 2'5"

This additional storage/boot room currently houses a 'Worcester' gas combi boiler and benefits from direct access to double garage.

#### **UTILITY ROOM**

10'0" x 4'11"

Located just off the kitchen, the utility room is plumbed for washer/dryer, with ample high and low level storage units, tiled flooring and recess spotlights.





*The property comprises...*

**KITCHEN/LIVING/DINING**

35'11" x 23'5"

This large sociable open plan kitchen, dining and living space is undoubtedly the heart of this stunning home. With a bespoke, luxury kitchen from Robinsons Interiors, marble worktops, stainless steel Franke sink, and a large kitchen island, complete with informal dining area/breakfast bar. This stylish kitchen has all the high end integrated appliances you would expect, to include a stylish 'Liebherr' dual temperature wine fridge, a fuel injection oil fired Aga with electric hob module, and a useful larder cupboard. The dining area has ample room for a seating 8 round the dining table. The cosy snug area boasts a 'SMART' media wall with an integrated gas fire (connected to bluetooth) and built in 'SONOS' sound system. Both the living and dining space benefit from dual aspect patio and sliding doors with direct access to a stylish raised patio/entertaining/ BBQ area and enclosed wrap round gardens.





## *The property comprises...*

### **LOUNGE**

27'7" x 13'1"

A homely dual aspect lounge, with a large bay window, fitted with bespoke plantation shutters, a feature fire place with gas stove and marble hearth. This 'formal' lounge boasts sliding doors with direct access to a wrap round patio entertaining space with BBQ area.

### **BEDROOM FOUR**

15'10" x 9'3"

A spacious fourth bedroom, located on the ground floor, ideal for teenagers, or grandparents. With dual aspect double glazed windows, laminate flooring, and recess spotlights, this spaces offers an adaptable living space that can have a range of use.

### **FIRST FLOOR**

A carpeted landing and inner hall with dual aspect window, bespoke plantation shutters,

### **BEDROOM ONE**

16'2" x 15'3"

This impressive master bedroom with dual aspect picture windows, overlooking the rear lawn and main entertaining area, with luxurious carpet, cornice ceiling, and skirting boards.

### **EN-SUITE SHOWER ROOM**

8'11" x 7'4"

A substantial en-suite shower room comprises of a fully tiled walk-in shower with chrome drencher, low flush W/C, separate vanity unit with wash hand basin and storage under, tiled flooring, heated towel rail and velux window.

### **BEDROOM TWO**

16'2" x 14'11"

A large second bedroom with plantation shutters overlooking the front of the property, complete with fully fitted mirrored wardrobes, luxurious carpet underfoot, and picture rail

### **BEDROOM THREE**

14'9" x 9'10", 324'9"

Another excellent sized bedroom, with walk-in wardrobe, luxurious carpet, and double glazed window.

### **FAMILY BATHROOM**

11'3" x 8'11"

A bright modern family bathroom, with roll-top bath complete with chrome mixer taps and hand held attachment. A low flush W/C, vanity unit with wash hand basin and storage under, LED mirror, enclosed corner shower enclosure with electric shower, tiled flooring along with underfloor heating, velux window and recess spotlights.





## *The property comprises...*

### **LINEN CLOSET**

A large linen closet with shelving, a fantastic storage space.

### **OUTSIDE**

#### **DOUBLE GARAGE**

19'10" x 17'8"

A substantial double garage with the remote twin doors, and electric.

#### **GARDENS**

No.6A Old Cultra Road is tucked behind electric gates and hedging offering the site complete peace, privacy and security. There's also a low maintenance mature wrap around lawn, with a raised patio, BBQ area and fire pit which wraps around the property, allowing you to enjoy the sunshine at anytime of day. To the front of the property there is a paved driveway for at least 3 cars, along with direct access to a large double garage with twin roller doors.

Under the terms and conditions of the Estate Agency Act we are obliged to inform you that 6A Old Cultra Road is the property of a member of staff in HMK Property.







## Additional Information

No. 6a Old Cultra Road is nestled in the heart of Cultra, one of Northern Ireland's most sought after locations. With a host of local amenities nearby such as Seapark beach, and the Royal North Yacht club. There are excellent transport links all within walking distance, including Marino Train Halt. Holywood town centre with its vast array of boutiques, cafes and restaurants is a 2 minute drive away or a 10 minute walk. Given the high spec finish throughout and popular location early viewing is advised.

Need to sell to buy? Contact Hannah-Mary Kennedy today on 02890397712 to arrange a valuation on your home.

### ENERGY EFFICIENCY RATING

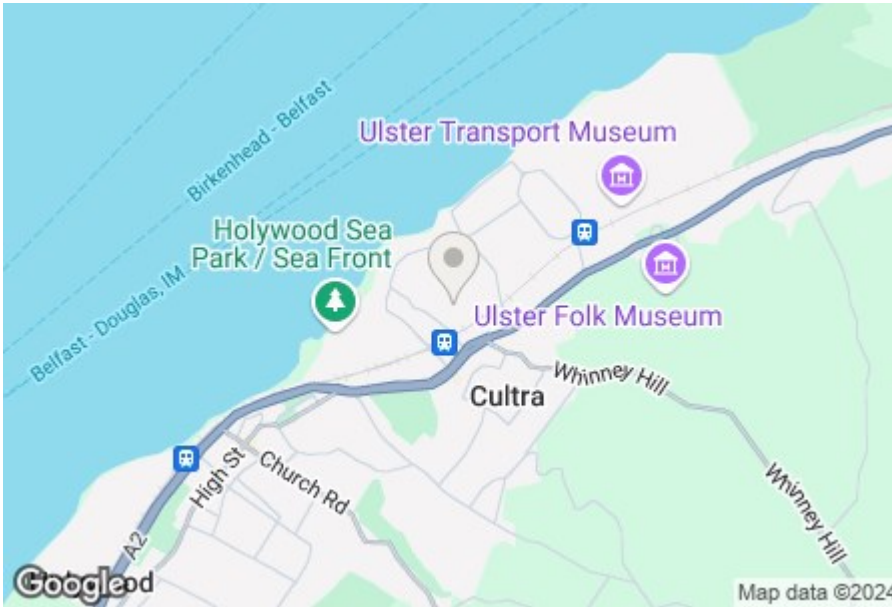
Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### VIEWING

By appointment with HMK Property

# Location

Turning off the Bangor Road onto Farmhill Road, take the first right onto Old Cultra Road, No. 6a is located on the left hand side behind electric gates.



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