



# 15 OLD QUAY COURT

Holywood, BT18 0HT

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*Offers around* **£890,000**



DETACHED | 6  | 3  | 3 

Occupying a prime position, just off Old Quay Road, Number 15 is one of only three modern properties located at the top of Old Quay Court boasting private rear gardens with a southerly and westerly aspect.

Number 15 is the middle home of these substantial residences. Further enhanced by the present owners, bespoke built-in cabinetry and furniture, widened reception hall and superb kitchen/dining/living space opening to the private rear mature gardens. This fine home is exceptionally well finished with little expense spared. A fusion of glass, porcelain, marble and soft furnishings combine to create a most comfortable modern living environment with traditional values and contemporary elements.

The drawing room boasts an oak wooden floor and contemporary gas wall mounted fire. A family room with hole in wall fireplace and gas stove, a ground floor WC and large superb wack in storage space. Of particular note is the generous kitchen/dining/living space that spans the entire rear elevation of the property. With porcelain flooring throughout the ground floor, and under floor heating, this superb space enjoys bespoke hand painted style kitchen with generous range of units and extensive range of integrated appliances including stainless steel range cooker, Siemens appliances with dishwasher and larder fridge and freezer.

Other benefits include marble work surfaces, marble island, tailored pantry cupboards, spice drawers, dining to the rear square bay and open to family living space with bespoke built-in media wall. French doors lead to the rear landscaped patio and gardens whilst a separate utility room is located off the kitchen with convenient access door to driveway.

There are three double first floor bedrooms including principal suite with views across Cultra to Belfast Lough, en suite contemporary bathroom and walk-in wardrobe fitted for hanging and shelving. To the second floor there are two further double bedrooms with a shared Jack and Jill en suite shower room. A study/nursery or sixth bedroom is located on the first floor.

This property provides ample driveway parking approached through sliding electronic gates and leading to a detached garage. A natural slate roof, uPVC soffits and fascia boards and outdoor lighting further evidences the quality of this superb home.

Old Quay Court is only a short stroll from Cultra shore front, delightful coastal walks, Royal North of Ireland Yacht Club and Seapark beach and its recreational grounds. 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

- Exceptional Family Home Constructed in 2017 to Exacting Standards and Quality Finishes
- Extending to Well Over 3,000 Square Feet
- Generously Proportioned Bright Accommodation Throughout
- Magnificent Reception Hall with Porcelain Tiling
- Drawing Room with Contemporary Gas Fire and Solid Oak Wooden Flooring
- Family Room with Hole in Wall Fireplace and Cast Iron Gas Stove
- Ground Floor WC
- Large Family Storage Room Under Stairs
- Superb Kitchen/Dining/Living Space with Bespoke Fitted Kitchen with Range of Integrated Siemens Appliances, Open Plan Dining Area with Square Bay Window and French Doors Leading to Rear Landscaped Gardens and Patio and Open to a Family Living Space with Tailored Media Wall
- Utility Room with Convenient Access to Driveway
- Three Double Bedrooms and Study/Nursery to First Floor Including Master Suite with Contemporary En Suite Bathroom with Shower Cubicle and Walk-in Fitted En Suite Wardrobe and views to Belfast Lough
- Second Floor with Two Double Bedrooms Linked by a Shared Jack and Jill En Suite Shower Room
- Gas Fired Central Heating
- Double Glazing
- Natural Slate Roof
- Tarmac Driveway with Ample Parking Accessed via Sliding Electronic Gate
- Detached Garage
- Mature Gardens Laid in Sandstone Paving to Front
- Mature Rear Gardens Laid in Lawns with Sandstone Paving, Excellent Degree of Privacy and Shelter with South and Westerly Aspect
- Only a Few Minutes' Walk of Cultra Sea Shore, Seapark Beach, Delightful Coastal Walks, Royal North of Ireland Yacht Club and Royal Belfast Golf Club
- Commuting is Convenient via Main Arterial Routes and Cultra Railway Halt
- Property Lies Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Superfast Broadband Available



## ROOM DETAILS

### *Ground Floor*

- Spacious Reception Hall  
21'7" x 9'1"
- Lounge  
14'9" x 13'0"
- Drawing Room  
14'9" x 13'0"
- Ground Floor WC
- Cloaks and Storage Room
- Open Plan Kitchen/  
Dining/Living  
35'1" x 18'1"
- Utility Room  
8'2" x 7'8"

### *First Floor*

- Spacious Landing
- Bedroom One  
21'6" x 13'3"
- En Suite Dressing Room  
13'7" x 5'5"
- En Suite Bathroom  
13'7" x 7'10"
- Bedroom Two  
13'8" x 13'0"
- Bedroom Three  
13'7" x 13'0"
- Study/Nursery/Bedroom  
Six  
8'4" x 7'11"
- Bathroom

### *Second Floor*

- Landing
- Bedroom Four  
22'10" x 15'8"
- Jack & Jill Shower Room  
11'3" x 5'5"
- Bedroom Five  
22'4" x 16'7"

### *Outside*

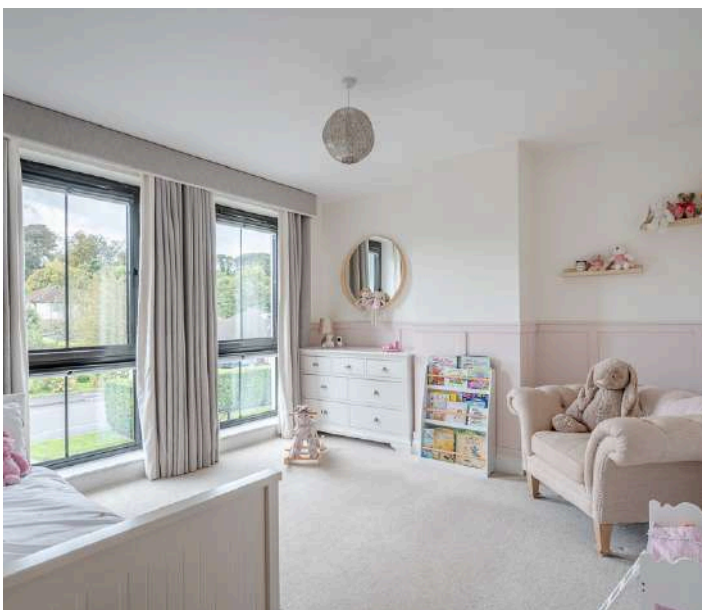
- Detached Garage
- Sliding electronic gate
- Ample tarmac driveway  
parking
- Sandstone paved patio to  
front
- Enclosed rear south and  
westerly facing garden  
laid in lawns with  
sandstone paved patio  
areas and pathways
- Excellent degree of  
privacy and sunny aspect
- Outdoor light and tap.





# FLOOR PLANS





## DIRECTIONS

*Travelling along the Bangor road heading out of Belfast, after Holywood turn left onto Old Quay road and then Old Quay Court is the first on the left hand side. The property is situated on the right.*



## 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		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ <b>A</b>	83	83
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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## OUR BRANCHES

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