

simon**BRIEN**  
RESIDENTIAL

20 Ailsa Road,  
Cultra, Holywood, BT18 0AS



Asking Price £599,950

Telephone 028 9042 8989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Excellent detached property with panoramic sea views across Belfast Lough
- Close to many local amenities including Royal North of Ireland Yacht Club and The Royal Belfast Golf Club
- Three reception rooms including drawing, dining and living room
- Open plan kitchen, living, dining area
- Fully fitted kitchen with range of integrated appliances
- Four bedrooms on the first floor including master with ensuite shower room
- Family bathroom with contemporary white suite
- Gas heating/double glazed windows
- Landscaped gardens with sun terrace to enjoy the incredible evening sunsets

#### SUMMARY

Located in one of Northern Ireland's most sought after addresses, this bright detached residence would be ideal for those seeking a comfortable and practical home within walking distance of the Royal North Of Ireland Yacht Club and the seashore. Nestled in the exclusive leafy suburb of Cultra, the location has proved to be not only popular but an excellent investment in an area where planning permission is so restricted.

The fine home comprises of bright and spacious accommodation throughout making the most of the panoramic sea views over Belfast Lough and the Antrim coastline. Internally there are three reception rooms including drawing room, dining room and living room with open plan kitchen, dining area. Upstairs there are four bedrooms, master with ensuite shower room and family bathroom with contemporary white suite.

There is an easily maintained garden to front and rear which is well screened and also features a raised timber sun terrace to get the best of the afternoon and evening sunsets. The property also benefits from electronic gates. A truly rare chance to purchase in a location which is home to some of the most highly valued properties in the country.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Painted solid double doors to:

##### ENTRANCE PORCH:

High glaze marble effect ceramic tiled floor. Glazed inner door and side panels.

##### ENTRANCE HALL:

High glaze marble effect ceramic tiled floor, centre light.

##### SHOWER ROOM:

White suite comprising: Pedestal wash hand basin, low flush WC, fully tiled walls in contrasting tiles with decorative border tile. Limestone effect ceramic tiled floor. Corner shower cubicle.

##### DRAWING ROOM:

**16' 6" x 11' 6" (5.03m x 3.51m) into bay.**

Facility for fireplace, polished granite hearth, centre light. Corniced ceiling.

##### LIVING ROOM:

**15' 0" x 11' 6" (4.57m x 3.51m) into bay.**

Corniced ceiling.





**SUPERB SPACIOUS KITCHEN:  
19' 9" x 13' 0" (6.02m x 3.96m)**

Inset stainless steel Franke sink with mixer taps, excellent range of cream shaker style high and low level cupboards with stainless steel handles, polished granite worktops, low voltage lighting, integrated dishwasher, Hotpoint fridge and freezer, ceramic tiled floor. Views into rear garden. Space for breakfast table and chairs. UPVC door to side and rear garden. Spectacular views over Belfast Lough.



**SNUG:  
11' 0" x 9' 6" (3.35m x 2.9m)**

Views into rear garden and over Belfast Lough.

**FIRST FLOOR**

**BEDROOM (1):  
12' 3" x 11' 6" (3.73m x 3.51m)**

**EN SUITE SHOWER ROOM:**

White suite comprising: Low flush WC, pedestal wash hand basin, fully tiled walls, fully tiled corner shower cubicle.

**BEDROOM (2):  
11' 6" x 11' 0" (3.51m x 3.35m)**

**BEDROOM (3):  
8' 9" x 7' 6" (2.67m x 2.29m)**

**BEDROOM (4):  
7' 9" x 7' 0" (2.36m x 2.13m)**







**BATHROOM:**

White suite comprising: Panelled corner bath with mixer taps and telephone hand shower over, low flush WC, pedestal wash hand basin, fully tiled walls with decorative border.

**LANDING:**

Hotpress.

UPVC double glazed French door to possible roof terrace or as escape access. Excellent potential for extension to house if required (subject to necessary permissions).

**BASEMENT**

Storage, garden store, Ferroli Phoenix Natural Gas combi central heating boiler. Water tap.

**OUTSIDE**

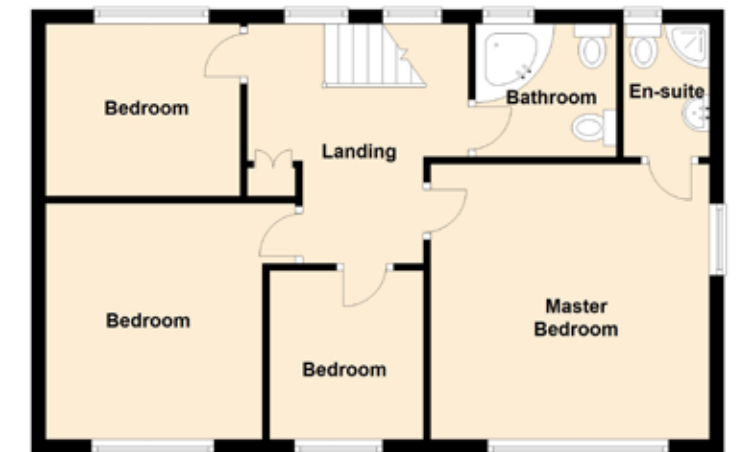
Extensive tarmac driveway, parking and turning space. Landscaped gardens to front and rear in lawns, flowerbeds, shrubs, hedges and recently planted trees. Rear garden enclosed with vertical timber fencing. Raised timber sun terrace.



Ground Floor



First Floor



# Location



Ailsa Road runs between Cultra Avenue and Circular Road East, 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](http://www.simonbrien.com)

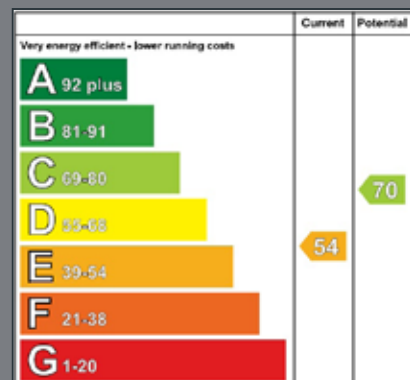


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