

**simonBRIEN**  
RESIDENTIAL



6A Old Cultra Road,  
Holywood, BT18 0AE



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## 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.

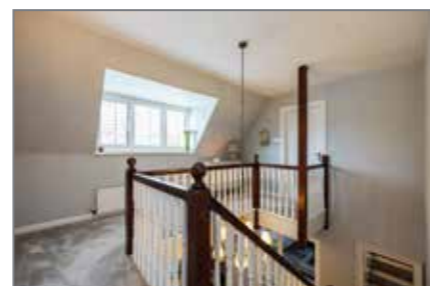
**DOUBLE GARAGE:**  
**19' 11" x 17' 9" (6.07m x 5.41m)**

Remote opening twin doors, power and light.

**FIRST FLOOR**

**LANDING:**

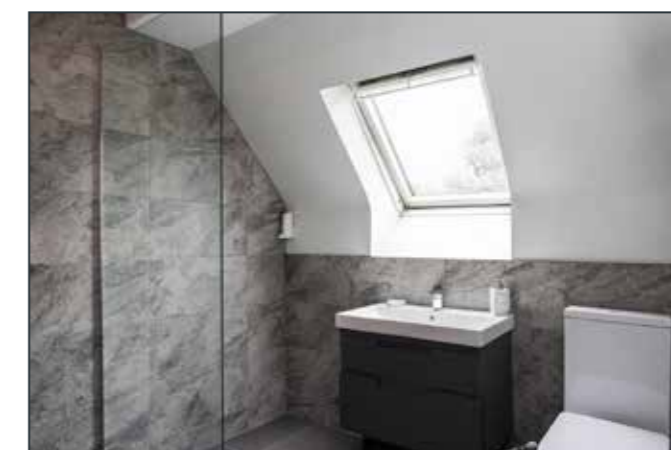
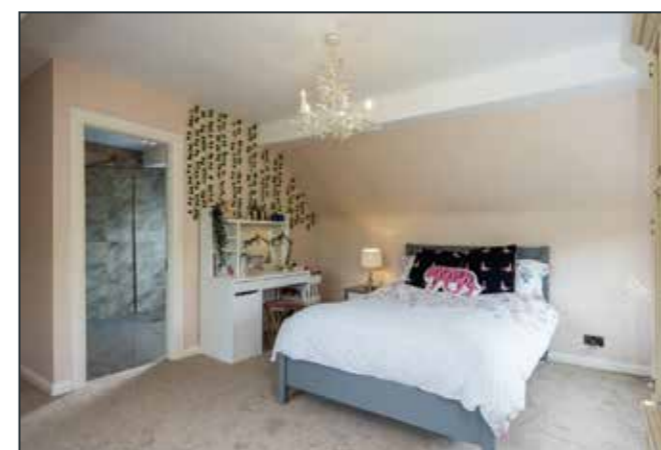
Fitted plantation shutters. Access to partially floored roofspace, eaves storage, linen cupboard.



**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.

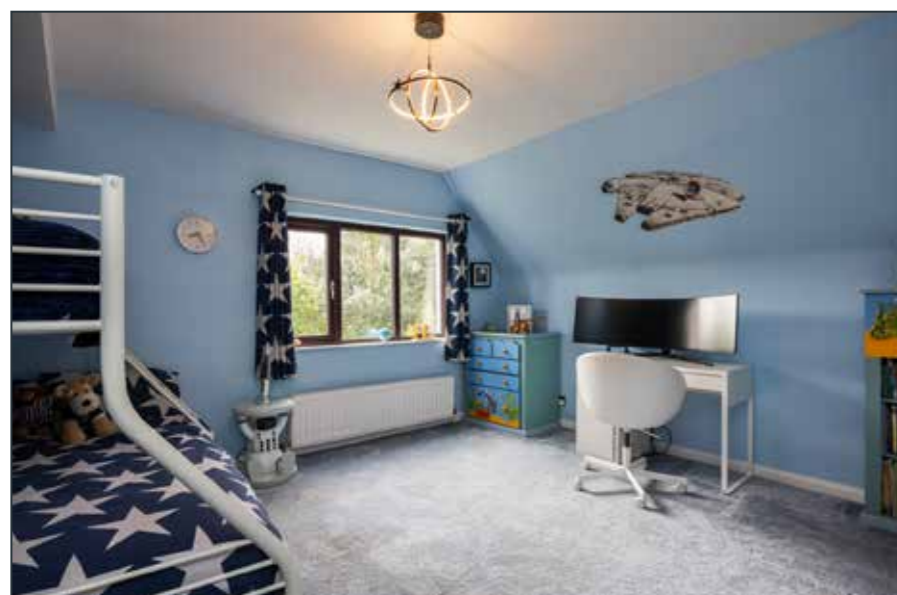






**BEDROOM (2):**  
**16' 2" x 15' 0" (4.93m x 4.57m)**

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.





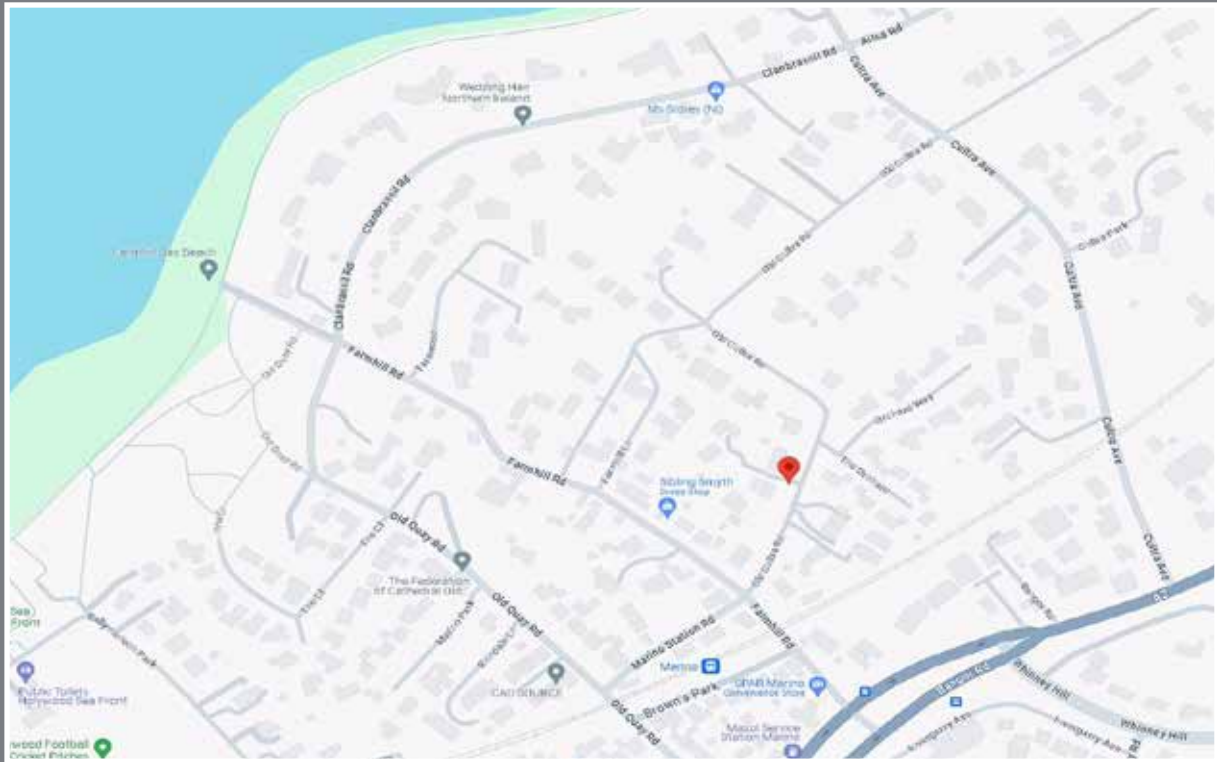


FLOOR PLANS





# 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

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REF: TB/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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