

For Sale

SimonBrien

Asking Price: £595,000



5 Old Quay Court,
Cultra,
Holywood, BT18 0HT

simonbrien.com



KEY FEATURES

- Beautifully presented detached family home
- End of cul-de-sac location in the highly regarded location of Marino, Cultra
- Well positioned with a sunny westerly aspect private rear garden
- Flexible accommodation over two levels
- Sitting room / home office / bedroom 5 on ground floor
- Living room with wood burning stove
- Open plan kitchen, living and dining area with access to rear raised entertaining decking area
- Four double bed rooms on first floor
- Master bedroom with en suite shower room
- Family bathroom on first floor
- Bosch thermostat system
- Driveway parking for multiple cars
- Landscaped garden to front and rear with two tier raised decking area and lower decking area
- Highly convenient location close to local amenities, Marino train halt, Hollywood town centre and main arterial routes to Belfast

SUMMARY

5 Old Quay Court is a stunning extended detached family home situated in the heart of Marino at the end of a quiet cul-de-sac. The property benefits from a large private site with a westerly aspect which enjoys all the afternoon and evening sun in the rear garden.

The accommodation is generous and laid out over two levels. You are greeted by a large reception hallway with an abundance of natural light leading to a family room to the rear with a wood burning stove. The property has a large open plan kitchen, living and dining area with double opening doors to the raised deck which is perfect for outdoor entertaining. In addition on the ground floor is a further reception room to the front which could be used as a play room, sitting room, home office or bedroom 5. On the first floor are four good sized bedrooms, the master bedroom benefits from an en suite shower room and a family bathroom services the other bedrooms.

Externally the property has well kept gardens to the front and low maintenance rear. There is a sweeping tarmac driveway down to the house with a bordering lawn. To the rear the property has a two tier garden with raised decking area and a lower decking area bordered by trees and shrubs offering ample privacy and peace.

With all of these advantages being set in such a prime location, it finds itself convenient to the attractive County Down shoreline, Marino train halt, local amenities as well as a few minutes walk to the centre of Hollywood. With such generous accommodation on offer and future scope to extend viewing is a must.

Viewing is by appointment through our Hollywood office on 028 9042 8989



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

Composite front door, tiled floor..



ENTRANCE HALL:

Dado rail.





LOUNGE:
12' 0" x 9' 3" (3.66m x 2.83m)

Wall panelling.

LIVING ROOM:
14' 8" x 14' 4" (4.48m x 4.38m)

Multi fuel stove.



KITCHEN/DINING:
20' 6" x 17' 3" (6.26m x 5.27m)

Excellent range of fitted high and low level units, 1.5 bowl stainless steel sink unit with mixer taps, integrated dishwasher, gas range cooker and stainless steel extractor hood, space for fridge and freezer, partly tiled walls, tiled floor, recessed lighting. Dining area with feature multi fuel stove, double doors to raised deck, living area.





FIRST FLOOR

BEDROOM (1):
12' 8" x 12' 6" (3.87m x 3.82m)

ENSUITE SHOWER ROOM:
Shower, low flush WC, pedestal wash hand basin, extractor fan, recessed lighting.





BEDROOM (2):
12' 5" x 10' 8" (3.78m x 3.26m)



BEDROOM (3):
14' 12" x 8' 9" (4.57m x 2.66m)



BEDROOM (4):
9' 5" x 8' 2" (2.86m x 2.5m)

BATHROOM:

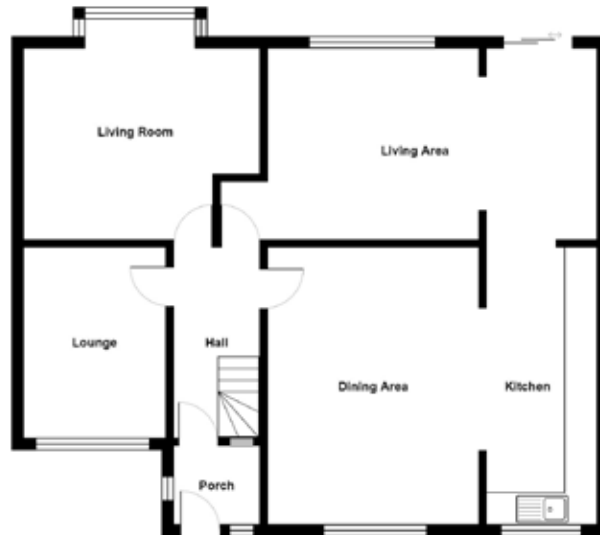
Bath with shower over, vanity sink unit, low flush WC, tiled floor and partly tiled walls, chrome heated towel radiator.



OUTSIDE

Sweeping tarmac drive to the front of the property. To the rear it is an extremely private site surrounded by mature trees and shrubs. There is a two tiered rear decked area complete with entertaining space and with seating. At the lower level there are is perfect space for kids to play in and also further private decking with access to a picturesque stream as a backdrop.





VALUER

Ryan McAvoy

Simon Brien - Hollywood
48 High Street, Hollywood
Co. Down, BT18 9AE
T: 028 9042 8989
E: hollywood@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to
Crawford Mulholland
503 Lisburn Road, Belfast,
Co. Antrim, BT9 7EZ
T: 028 9066 5544
E: office@crawfordmulholland.com

SimonBrien



simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.