

simonBRIEN
RESIDENTIAL

37 Glen Road,
Cultra, Holywood, BT18 0HB



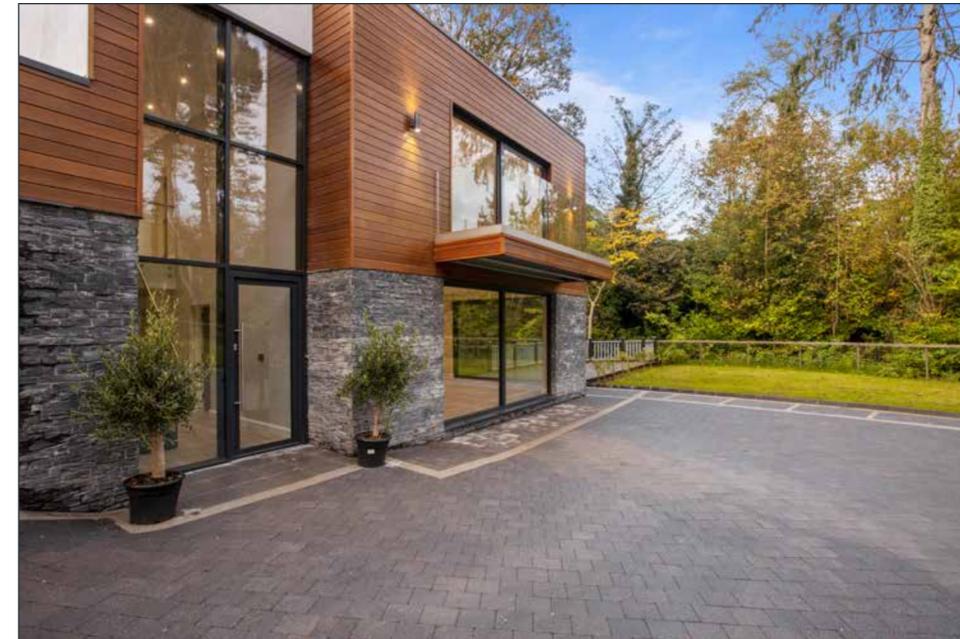
Asking Price £925,000

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KEY FEATURES

- Private wooded site in one of North Down's most sought after locations
- Newly built contemporary home with spacious accommodation of c. 3,500 Sq Ft
- Private entrance gates leading to a mature and secluded side of c. 0.4 acres
- Finished to an exceptionally high specification throughout
- Ground floor living room with sliding doors to terrace
- Four double bedrooms, all ensuite and with doors to the garden
- Master suite with twin dressing rooms, ensuite and doors to the garden
- Main family bathroom
- Statement staircase to first floor
- Contemporary fitted kitchen with a full range of integrated appliances, island unit, and Quartz worktop
- Spacious dining area with floor to ceiling windows and sliding door to Juliet balcony
- First floor drawing room with sliding door to balcony
- Integral double garage
- Air circulation system throughout
- Double glazed windows
- Zoned underfloor heating on ground and first floor
- Landscaped gardens to front and rear in laws with shrub beds and patio areas
- Brick paver sweeping driveway with lighting to a large parking and turning space
- Convenient to Belfast City Centre, Belfast City Airport, Holywood Town Centre and walking distance to the North Down coastline
- NHBC 10 year guarantee



SUMMARY

Occupying a private site nestled within woodland and backing onto a winding river off Glen Road is this magnificent residence which has been constructed in the year 2019 to a luxury standard.

The property is located in the heart of the highly regarded Cultra/Craigavad area with the coastal path and beach within a minutes' walk providing coastal walks to both Hollywood and Bangor. For the commuter, Belfast is within 15 minutes, Bangor 10 minutes, Hollywood 5 minutes, Belfast City Airport 10 minutes, and Belfast International Airport 35 minutes.

Whilst the property has been designed to optimise light in the principal rooms, it also enjoys an attractive wooded backdrop, and a sweeping driveway from Glen Road.

The accommodation which extends to c. 3,500 sq. ft. over two floors comprises an impressive glazed reception hall with stairway leading to the upper floor. On the ground floor there is a large family room which has sliding doors to a terrace which overlooks the Glen, four large double bedrooms, all of which are ensuite and have glazed doors opening to the gardens. The master suite also benefits from twin dressing rooms. On this level there is also a large family bathroom, utility room and access into the double integral garage. There is a carpeted staircase which leads to the upper level. This opens out to the extensive principal open plan living space with feature floor to ceiling glazing overlooking the mature gardens, woodland and river. The drawing room benefits from sliding doors leading to a terrace. The kitchen/dining area is fitted with a magnificent contemporary kitchen with integrated appliances, and sliding doors leading to a Juliet balcony. On this level there is also a WC.

In addition the property has gas fired central heating, double glazed windows and an air circulation system. Outside are spacious gardens that have been professionally landscaped with patio areas, lawns and shrub beds to the front, side and rear. The driveway sweeps down from Glen Road with lighting either side to a large parking and turning space which is laid in brick pavers.

Whilst the emphasis has been on design throughout the house, this has also carried through to the exterior finishes and layout. The external finishes are a mix of stone, render, glass and treated hardwood allowing the property to blend into the contrasting foliage and woodland combine to create a home of exceptional quality and style. There are secluded patio areas carefully positioned to maximise the privacy and sunlight at different times of the day.

All in all, the sale of this magnificent contemporary residence represents a unique opportunity to acquire a superb property in a tranquil and highly regarded setting.

THE PROPERTY COMPRISES:

GROUND FLOOR

RECEPTION HALL:

Double height reception hall with glazed walls and glazed door to rear gardens.

LIVING ROOM:

22' 0" x 15' 1" (6.71m x 4.6m)

Large sliding door to side patio. Wood effect tiled floor. Floor to ceiling glazed windows. Recessed lighting.

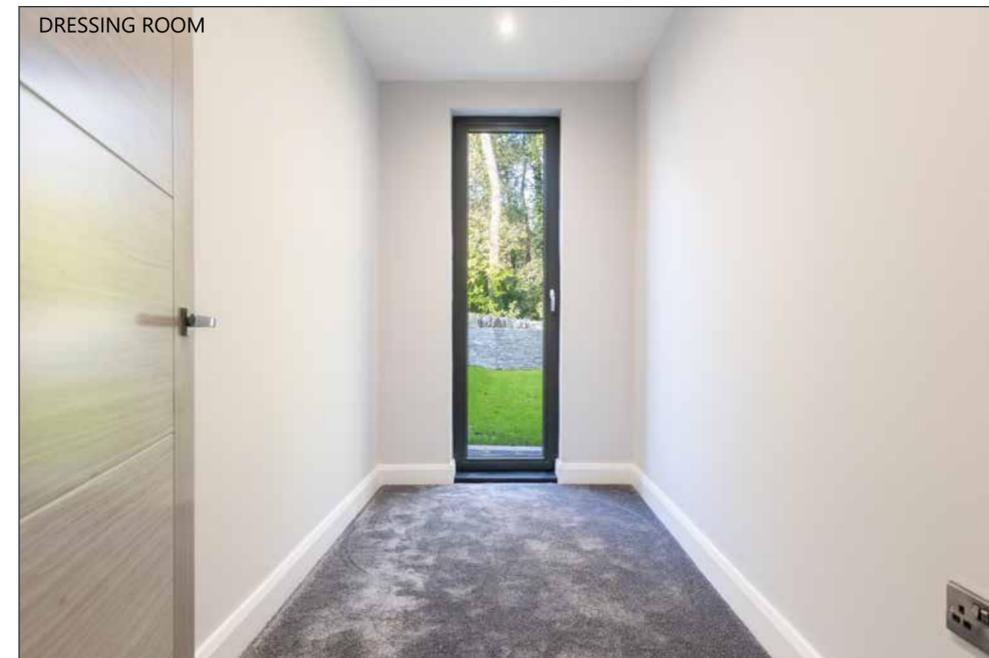


MASTER BEDROOM:
15' 9" x 14' 1" (4.8m x 4.29m)
Floor to ceiling glazed windows. Glazed door to gardens. Recessed lighting. Wall light wiring.

DRESSING ROOM (1):
7' 7" x 7' 7" (2.31m x 2.31m)
Recessed lighting.

DRESSING ROOM (2):
10' 2" x 5' 3" (3.1m x 1.6m)
Recessed lighting.

ENSUITE SHOWER ROOM:
7' 7" x 6' 11" (2.31m x 2.11m)
Contemporary white suite comprising: walk in shower with overhead rainfall and telephone hand shower attachment. Twin inset wash hand basins with storage below and illuminated mirror above. Low flush WC. Tiled floor. Fully tiled walls. Chrome heated towel rail.



BEDROOM (2):
17' 1" x 12' 10" (5.21m x 3.91m)
 Floor to ceiling glazed window. Glazed door to gardens. Recessed lighting.

ENSUITE SHOWER ROOM:
6' 3" x 4' 11" (1.91m x 1.5m)
 Contemporary white suite comprising: walk in shower with overhead rainfall and telephone hand shower attachment. Inset wash hand basin with storage below and illuminated mirror above. Low flush WC. Tiled floor. Fully tiled walls. Chrome heated towel rail.

ENSUITE SHOWER ROOM



BEDROOM 2



BEDROOM 2



BEDROOM (3):
12' 10" x 12' 10" (3.91m x 3.91m)
 Floor to ceiling glazed window. Glazed door to gardens. Recessed lighting.

ENSUITE SHOWER ROOM:
7' 7" x 6' 7" (2.31m x 2.01m)
 Contemporary white suite comprising: walk in shower with overhead rainfall and telephone hand shower attachment. Inset wash hand basin with storage below and illuminated mirror above. Low flush WC. Tiled floor. Fully tiled walls. Chrome heated towel rail.

BEDROOM (4):
12' 10" x 12' 10" (3.91m x 3.91m)
 Floor to ceiling glazed window. Glazed door to gardens. Recessed lighting.

ENSUITE SHOWER ROOM:
5' 11" x 4' 11" (1.8m x 1.5m)
 Contemporary white suite comprising: walk in shower with overhead rainfall and telephone hand shower attachment. Inset wash hand basin with storage below and illuminated mirror above. Low flush WC. Tiled floor. Fully tiled walls. Chrome heated towel rail.

BEDROOM 3



ENSUITE SHOWER ROOM



ENSUITE SHOWER ROOM



BEDROOM 4



FAMILY BATHROOM



FAMILY BATHROOM:

7' 7" x 6' 7" (2.31m x 2.01m)

Inset wash hand basin with storage below and illuminated mirror above. Free standing bath with chrome mixer tap and telephone hand shower attachment. Low flush WC. Fully tiled walls. Tiled floor. Chrome heated towel rail.

UTILITY ROOM:

7' 7" x 5' 11" (2.31m x 1.8m)

Stainless steel single drainer sink unit with mixer tap and space below for washing machine and tumble dryer. Tiled floor. Partly tiled walls. Recessed lighting.

UTILITY ROOM



CLOAKROOM



FIRST FLOOR

CLOAKROOM:

Inset wash hand basin with storage below. Concealed cistern WC. Chrome heated towel rail. Sliding mirrored storage with air circulation system. Partly tiled walls. Tiled floor. Recessed lighting.

KITCHEN OPEN TO DINING AREA



KITCHEN OPEN TO DINING AREA



CONTEMPORARY FITTED KITCHEN:

22' 4" x 22' 4" (6.81m x 6.81m)

Fitted with a comprehensive range of contemporary high and low level units with feature island and breakfast bar dining. Blanco stainless steel single drainer sink unit with mixer tap and Quooker hot water tap. Siemens integrated dishwasher. Siemens integrated fridge, Siemens integrated freezer. Siemens induction hob with stainless steel extractor hood. Siemens integrated microwave and oven. Pendant lights over island. Tiled floor. Recessed lighting. Open to Dining area with feature floor to ceiling glazed windows overlooking the Glen and luscious greenery. Tiled floor. Recessed lighting. Sliding door to Juliet balcony.



DRAWING ROOM:

22' 4" x 15' 1" (6.81m x 4.6m)

Tiled floor. Recessed lighting. Glazed sliding door to first floor balcony.



DRAWING ROOM

OUTSIDE

Private and mature wooded site surrounding by mature trees and lawns.

To the front you approach the property by a sweeping driveway laid in brick pavers with ample parking and turning space.

Entertaining terrace accessed from the living room.

Garden to the rear that can be accessed from the bedrooms and hallway laid in lawns with brick paver pathway surrounding the house.

Stream runs down the side of the property that has been safely fenced off.

Integral double garage accessed from the front driveway.

INTEGRAL DOUBLE GARAGE:

20' 0" x 19' 4" (6.1m x 5.89m) At widest points.

Storage cupboards. Gas fired central heating boiler. Door to side. Up and over automated door.



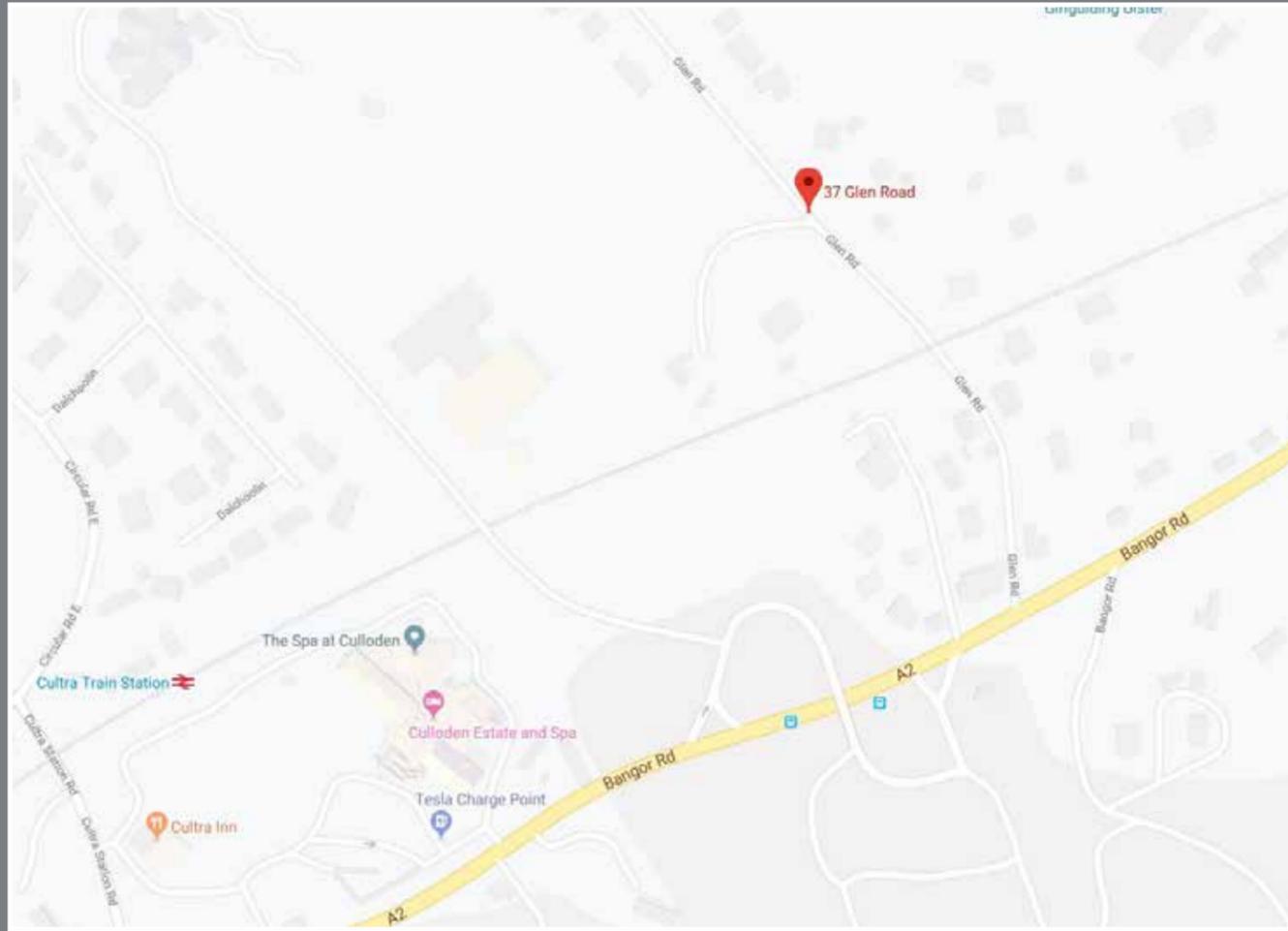
Ground Floor



First Floor

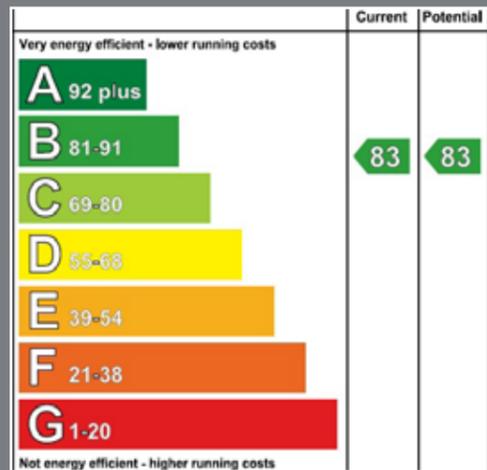
* Please note some images contain virtual furniture

Location



EPC REFERENCE NUMBER: 9651-0532-7629-3084-0902

REF: TB/K/19/AN



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