

simon**BRIEN**  
RESIDENTIAL

6c Old Quay Court,  
Holywood, BT18 0HT



Offers Over £499,950

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Well presented detached property
- 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
- Family room
- Living room with gas fire
- Sitting room / home office / bedroom 5 on ground floor
- Open plan kitchen, living and dining area with access to rear raised entertaining decking area
- Four bedrooms
- Master bedroom with ensuite shower room
- Family bathroom on first floor
- Utility room
- Downstairs WC
- Garage with remote controlled shutter door
- Driveway parking
- Landscaped gardens to front and rear with two tier raised decking area and mature gardens
- Gas fired central heating (new high efficiency boiler installed April 2021)
- Double glazed windows
- Highly convenient location close to local amenities, Marino train halt, Hollywood town centre and main arterial routes to Belfast

#### SUMMARY

6C Old Quay Court is situated in the heart of Marino at the end of a quiet cul-de-sac. The property benefits from a corner site with a westerly aspect which enjoys all the afternoon and evening sun in the rear gardens.

The accommodation is generous and laid out over two levels. You are greeted by a large reception hallway which could be used as a family room, there is a further living room to the rear with gas fire. 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 which could be used as a play room, sitting room, home office or bedroom 5. Furthermore there is a utility room, downstairs WC and integral garage. On the first floor are four good sized bedrooms, the master bedroom benefits from an ensuite shower room and a family bathroom services the other bedrooms.

Externally the property has well kept gardens to the front and 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 mature garden laid in lawns and 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

Panelled PVC entrance door to:

##### ENTRANCE PORCH:

Tiled floor, glazed inner door.

##### FAMILY ROOM:

**15' 10" x 11' 6" (4.83m x 3.51m)**

Wood strip floor, under stairs built in storage, open staircase to First Floor.

##### LIVING ROOM:

**16' 7" x 12' 0" (5.05m x 3.66m)**

Fire surround with gas fire inset, large picture window overlooking greenery.

##### STUDY/BEDROOM (5):

**14' 0" x 8' 8" (4.27m x 2.64m)**

Wood strip floor.



**OPEN PLAN KITCHEN/LIVING/DINING:  
24' 5" x 18' 4" (7.44m x 5.59m)**

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, integrated fridge, partly tiled walls, tiled floor, recessed lighting. Dining area with glazed double doors to raised deck, living area.



**UTILITY ROOM:  
10' 3" x 6' 9" (3.12m x 2.06m)**

Good range of fitted units, plumbed for washing machine, space for fridge freezer, concealed gas fired boiler, tiled floor, recessed lighting.



**WC:**  
Low flush WC, pedestal wash hand basin, tiled floor, chrome heated towel rail.

**GARAGE:  
11' 2" x 10' 4" (3.4m x 3.15m)**

Remote control roller shutter door, power and light.



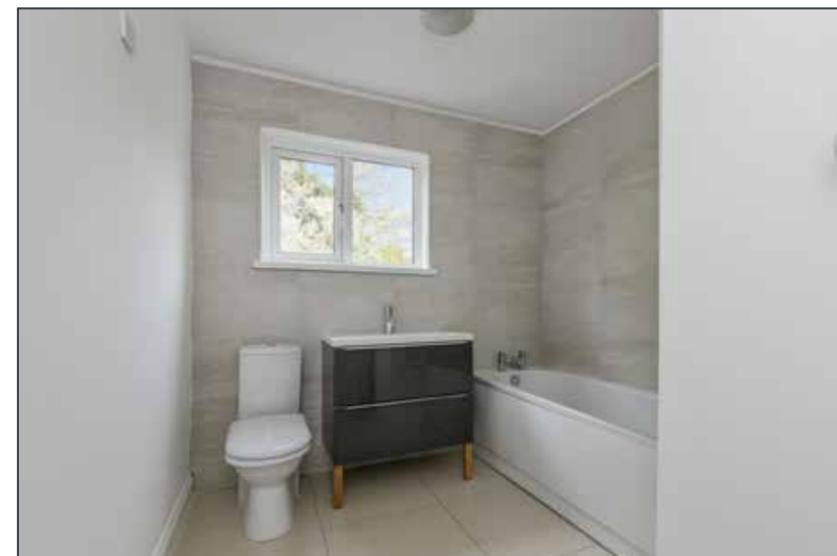
**FIRST FLOOR**  
**BEDROOM (1):  
16' 8" x 9' 11" (5.08m x 3.02m)**  
Fitted sliding wardrobes.





**ENSUITE SHOWER ROOM:**

Low flush WC, wash hand basin, fully tiled shower with chrome pressurised shower, partly tiled walls.



**BATHROOM:**

Low flush WC, wash hand basin with vanity below and pressurised shower, panelled bath with mixer taps, chrome heated towel rail, tiled floor, storage cupboard with hot water tank and shelving, tiled floor, partly tiled walls.

**OUTSIDE**

The property is finished in a white render and dark frame Upvc double glazing.

There is a 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 artificial grass area with seating. At the lower level there are mature lawns which are a perfect space to play in and also a private patio. There is easy access via pathways around the property and a picturesque stream as a backdrop.



**REAR DECKING:**

25' 0" x 12' 5" (7.62m x 3.78m)



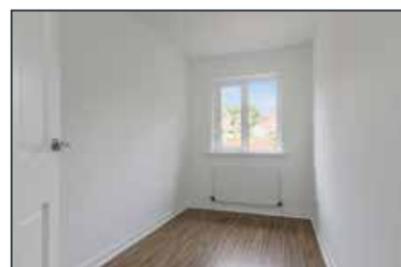
**BEDROOM (2):**

10' 8" x 8' 7" (3.25m x 2.62m)

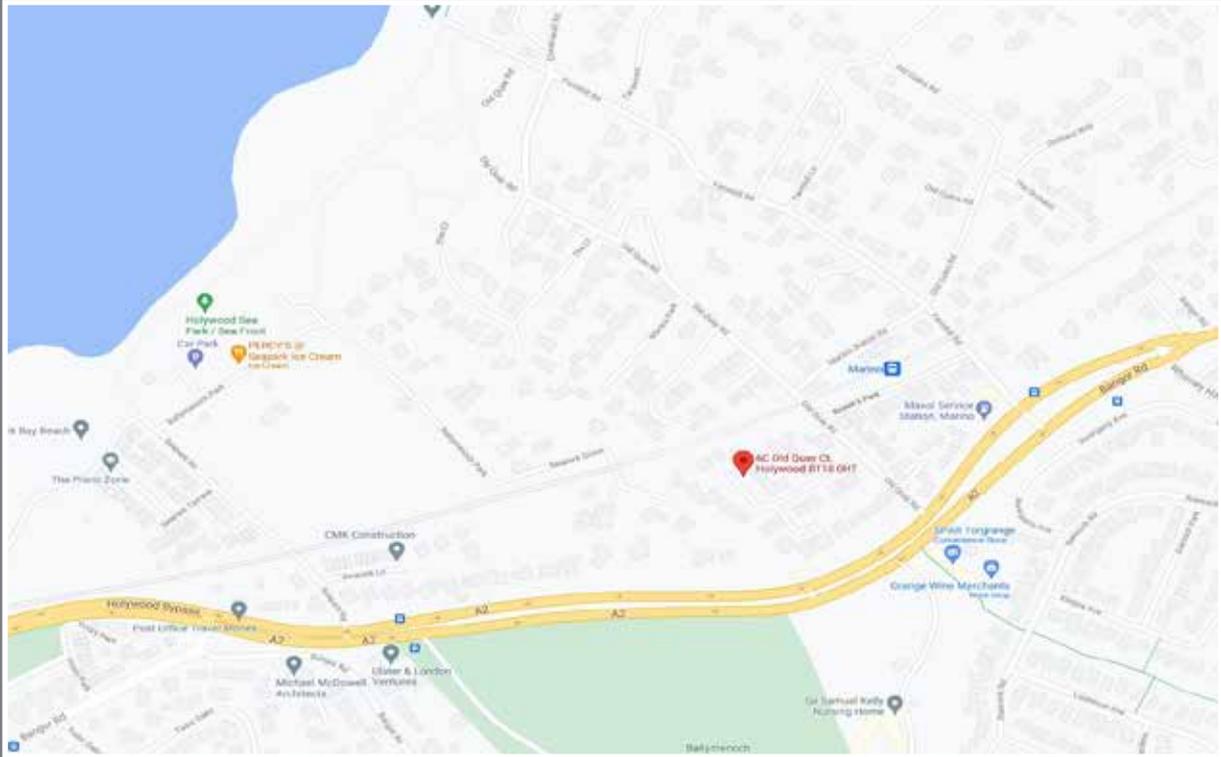


**BEDROOM (3): 13' 10" x 7' 11"**  
(4.22m x 2.41m)

**BEDROOM (4): 10' 8" x 6' 1"**  
(3.25m x 1.85m)



# Location



Old Quay Court is located off Old Quay Road. 6c is on the very far left hand side.

## 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)

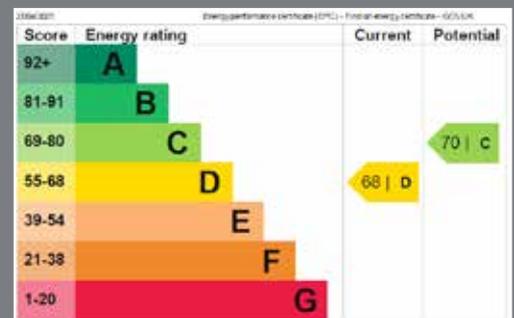


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/D/21/AN



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