

simon**BRIEN**
RESIDENTIAL

'Merton'
29 Cultra Avenue,
Cultra, Holywood, BT18 0AZ



Asking Price £1,495,000

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www.simonbrien.com



KEY FEATURES

- A magnificent family home occupying a secluded, private mature site extending to one acre
- located in the heart of Cultra - one of the most desirable residential enclaves in Northern Ireland
- Within a few minutes walk of Cultra shoreline
- Mature landscaped gardens
- Spacious Reception Hall with Gallery Landing
- Cloakroom
- Drawing Room
- Dining Room
- Living Room
- Kitchen with Casual Dining Area
- Utility Room
- 4 Spacious Bedrooms (Master with Ensuite Bathroom)
- Main Bathroom
- Detached double Garage
- Hardwood double glazed windows
- Oil fired central heating
- Alarm system



SUMMARY

Located in the heart of Cultra, this attractive detached residence is approached by a private tree lined avenue and occupies a secluded site extending to c. 1 acre.

The property is perfectly located within a few minutes walk of the Cultra shoreline, pleasant coastal walks and Royal North of Ireland Yacht Club. Holywood town centre is within 5 minutes drive, Belfast 15 minutes and Bangor 10 minutes. Cultra and Marino railway halts are also within a short walking distance.

The property offers spacious, well proportioned accommodation with a layout adaptable to differing family requirements. The accommodation comprises a spacious Reception Hall, Drawing Room, Living Room, Dining Room, Kitchen with casual Dining Area, Utility Room with adjoining Store Room. On the first floor there is a gallery landing, 4 spacious bedrooms (principal Bedroom with Ensuite Bathroom) and main family Bathroom.

Outside, the mature one acre site is laid in lawns with mature trees and shrubs and mature border hedging offering considerable privacy. From the private avenue, entrance pillars lead to a sweeping driveway with generous parking to the front and side and a detached 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

OPEN ENTRANCE PORCH

**SPACIOUS RECEPTION HALL:
21' 7" x 9' 1" (6.58m x 2.77m)**

Attractive mahogany stairway with turned spindles and Newel post to first floor gallery landing. Mahogany wood strip floor.

CLOAKROOM:

White suite comprising: Pedestal wash hand basin, ceramic tiled floor. Separate WC.



**DRAWING ROOM:
25' 4" x 16' 3" (7.72m x 4.95m)
(Into square bay window)**

Attractive feature brick Inglenook fireplace with beam mantle, quarry tiled hearth and open fire with dog grate. Corniced ceiling. Wall light wiring.





DINING ROOM:
19' 4" x 12' 8" (5.89m x 3.86m)
(Into square bay window)

Feature corner 'hole in wall' fireplace with brass surround and raised marble hearth. Corniced ceiling. Wall light wiring.



LIVING ROOM:
14' 10" x 13' 0" (4.52m x 3.96m)

Raised mahogany fireplace with polished granite inset and hearth and open fire. Full length aluminium frame double glazed sliding patio doors leading to patio and rear gardens. Corniced ceiling. Recessed lighting.



KITCHEN WITH DINING AREA:
16' 7" x 13' 0" (5.05m x 3.96m)

Fully fitted with an excellent range of high and low level contemporary units with polished granite work surfaces and inset 1.5 bowl sink unit with mixer taps. Integrated appliances including Bosch double oven, 4 ring ceramic hob, Bosch dishwasher, Hotpoint fridge/freezer. Tiled floor. Recessed lighting. Corniced ceiling.



UTILITY ROOM:
7' 7" x 7' 5" (2.31m x 2.26m)

Built in units. Plumbed for washing machine and ducted for tumble dryer. Tiled floor. Doorway to side.

REAR CLOAKROOM:
7' 7" x 5' 0" (2.31m x 1.52m)

FIRST FLOOR

**SPACIOUS GALLERY LANDING/
 STUDY AREA:**

Overlooking Reception Hall. Wall light wiring. Access to hotpress.

BEDROOM (1):
19' 3" x 18' 6" (5.87m x 5.64m) (Into large dormer window)

Wall light wiring. Recessed lighting.



DRESSING ROOM:
**9' 5" x 6' 9" (2.87m x 2.06m) (To back of ward-
 robes)**

Fitted with a good range of built in wardrobes with mirrored sliding doors.



ENSUITE SHOWER ROOM:
6' 8" x 6' 5" (2.03m x 1.96m)

Contemporary white suite comprising: Fully tiled corner shower, vanity unit with oval wash hand basin and low flush WC. Fully tiled walls, ceramic tiled floor, chrome heated towel radiator. Recessed lighting.



BEDROOM (2):
16' 4" x 13' 0" (4.98m x 3.96m)



BEDROOM (3):
16' 4" x 12' 5" (4.98m x 3.78m)
(To maximum)





BEDROOM (4):
11' 5" x 10' 9" (3.48m x 3.28m)



BATHROOM:
12' 8" x 6' 9" (3.86m x 2.06m)

Coloured suite comprising: Panelled bath with mixer taps and shower fitment, glazed shower screen. Vanity unit with storage cupboards and inset wash hand basin. Low flush WC and bidet. Partially tiled walls. Recessed lighting.



OUTSIDE

The property is approached by a tree lined private avenue leading to a sweeping pebbled driveway with generous parking to the front and side. The mature grounds extend to one acre with well tended gardens laid in lawns, mature trees and shrubs with an extensive patio area to the rear.



DETACHED DOUBLE GARAGE:
19' 8" x 19' 6" (5.99m x 5.94m)
Automated up and over door. Power and light.

ADJOINING BOILER ROOM:
14' 7" x 6' 9" (4.44m x 2.06m)
Oil fired central heating boiler. Coal store. Power and light.

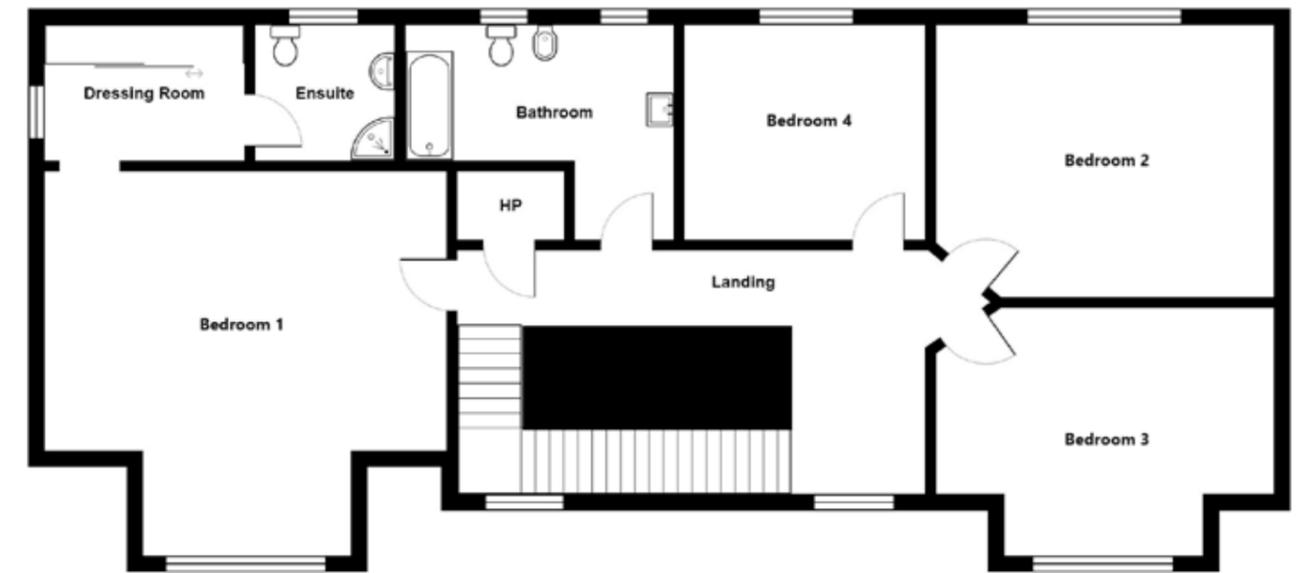
GARDEN STORE (FORMER STABLES):
ROOM (1):
14' 0" x 12' 0" (4.27m x 3.66m)
ROOM (2):
14' 0" x 12' 0" (4.27m x 3.66m)



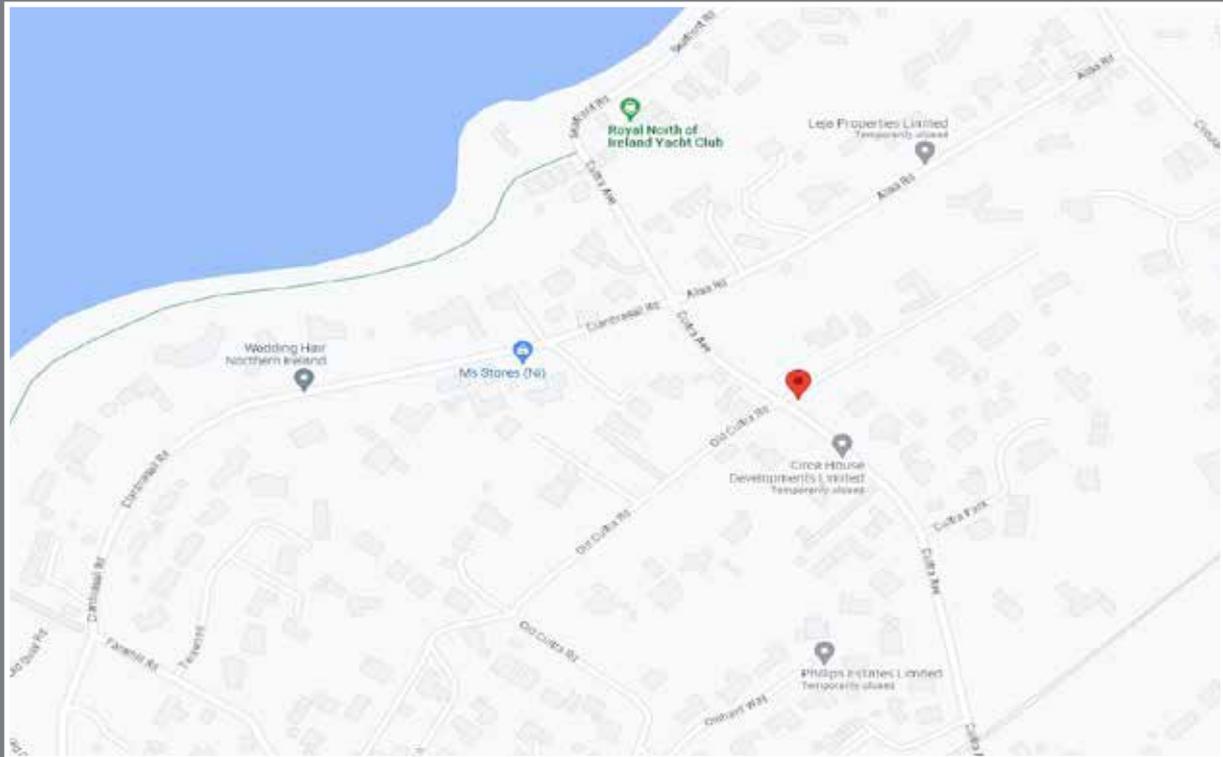




FLOOR PLANS



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: SJB/I/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	46 E	
21-38	F		
1-20	G		

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