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6A CULTRA TERRACE, Hollywood
OFFERS OVER £650,000

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and to Arrange a Viewing**



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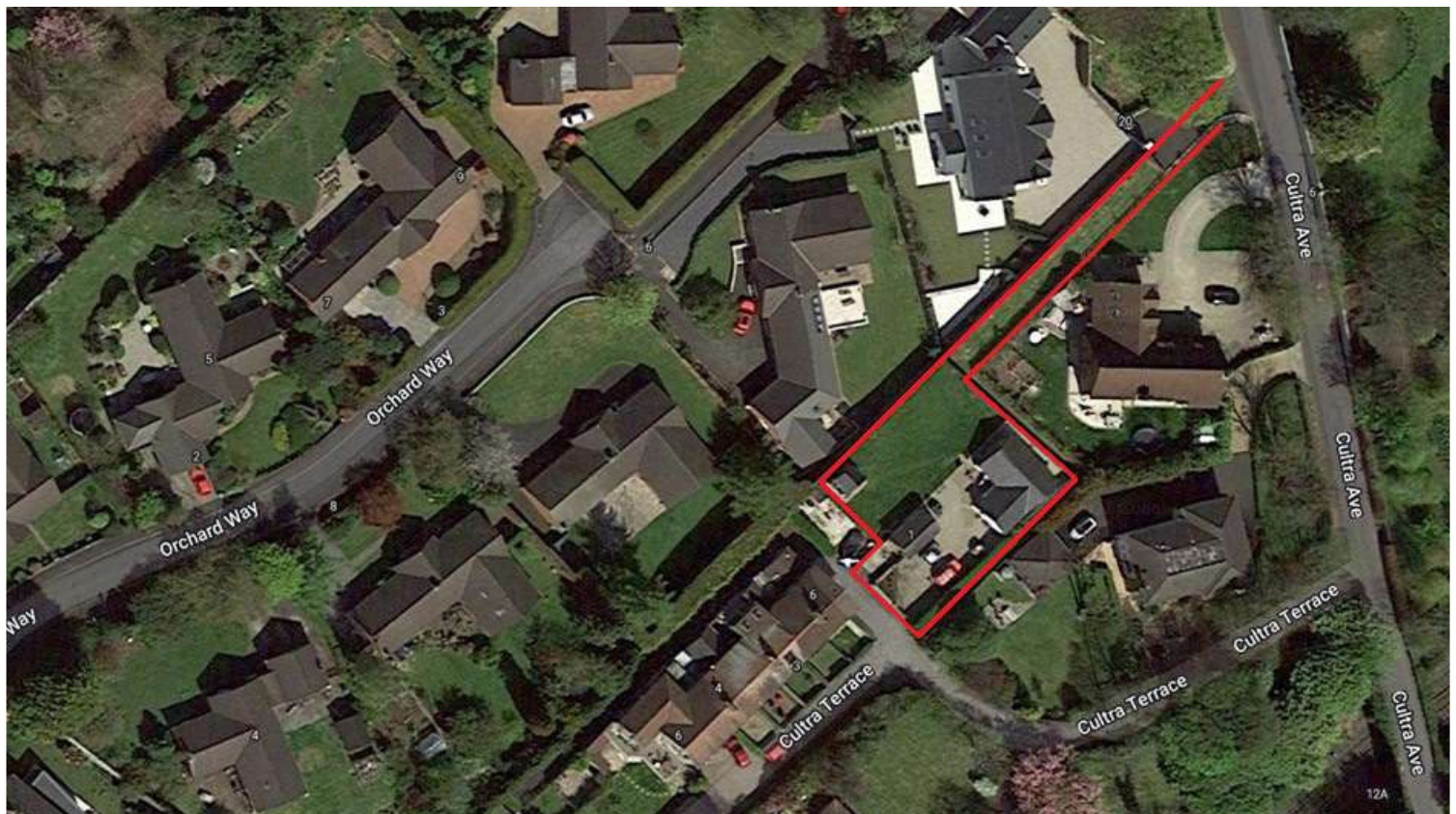
The Property

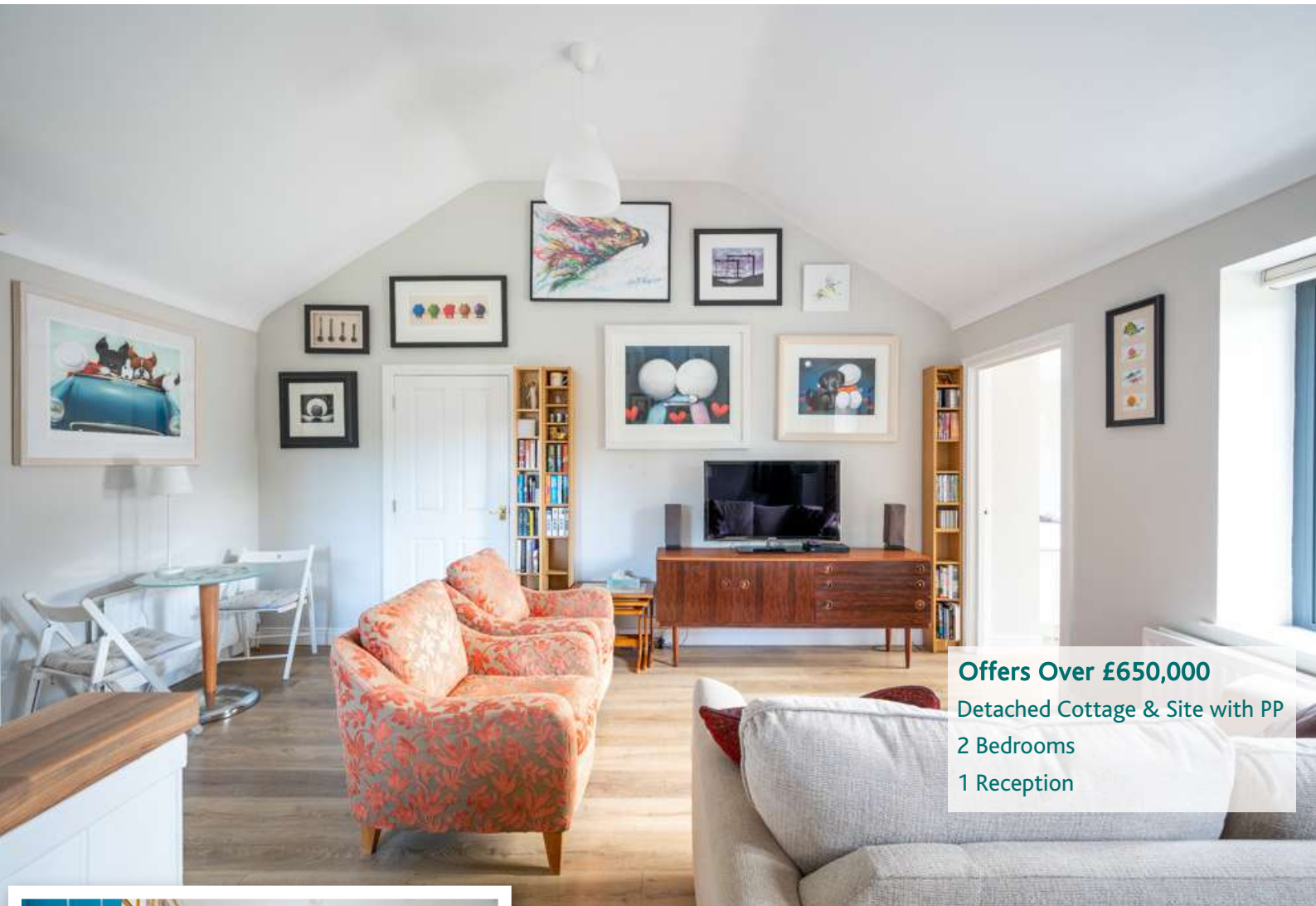
Planning permission approved for a replacement dwelling with new access from Cultra Avenue, currently the property is accessed via Cultra Terrace.

This modern cottage-style home occupies a secluded position with electronic gates open to brick paviour driveway, a single garage and gardens laid in lawns. The site encompasses approximately $\frac{1}{4}$ of an acre and benefits from two separate planning approvals, either to extend the dwelling or demolish and replace with a new build dwelling and direct access from Cultra Avenue. This is a rare opportunity within Cultra which will create strong interest on today's market.

Planning Application Reference:

Granted Planning Approval Exists to Extend the Current Dwelling (LA06/2015/0953/F) and Demolition and Replacement Dwelling (LA06/2019/0433/F)





Offers Over £650,000
Detached Cottage & Site with PP
2 Bedrooms
1 Reception



Accommodation

Ground Floor

- Entrance
- Kitchen/Dining/Living Space
17'3 x 16'9"
- Bedroom Two
9'9" x 9'9"
- Hallway
- Shower Room
- Bedroom One
14'8" x 12'4"

Outside

- Garage with Separate Access
17'6" x 10'1"
- Twin Timber Electronic Gates
- Brick Paviour Driveway with Ample Parking
- Pebbled Patio Areas
- Gardens Laid in Lawns
- Vehicular Access to Cultra Avenue

Planning Approval

- Granted Planning Approval Exists to Extend the Current Dwelling (LA06/2015/0953/F)
- Demolition and Replacement Dwelling (LA06/2019/0433/F)

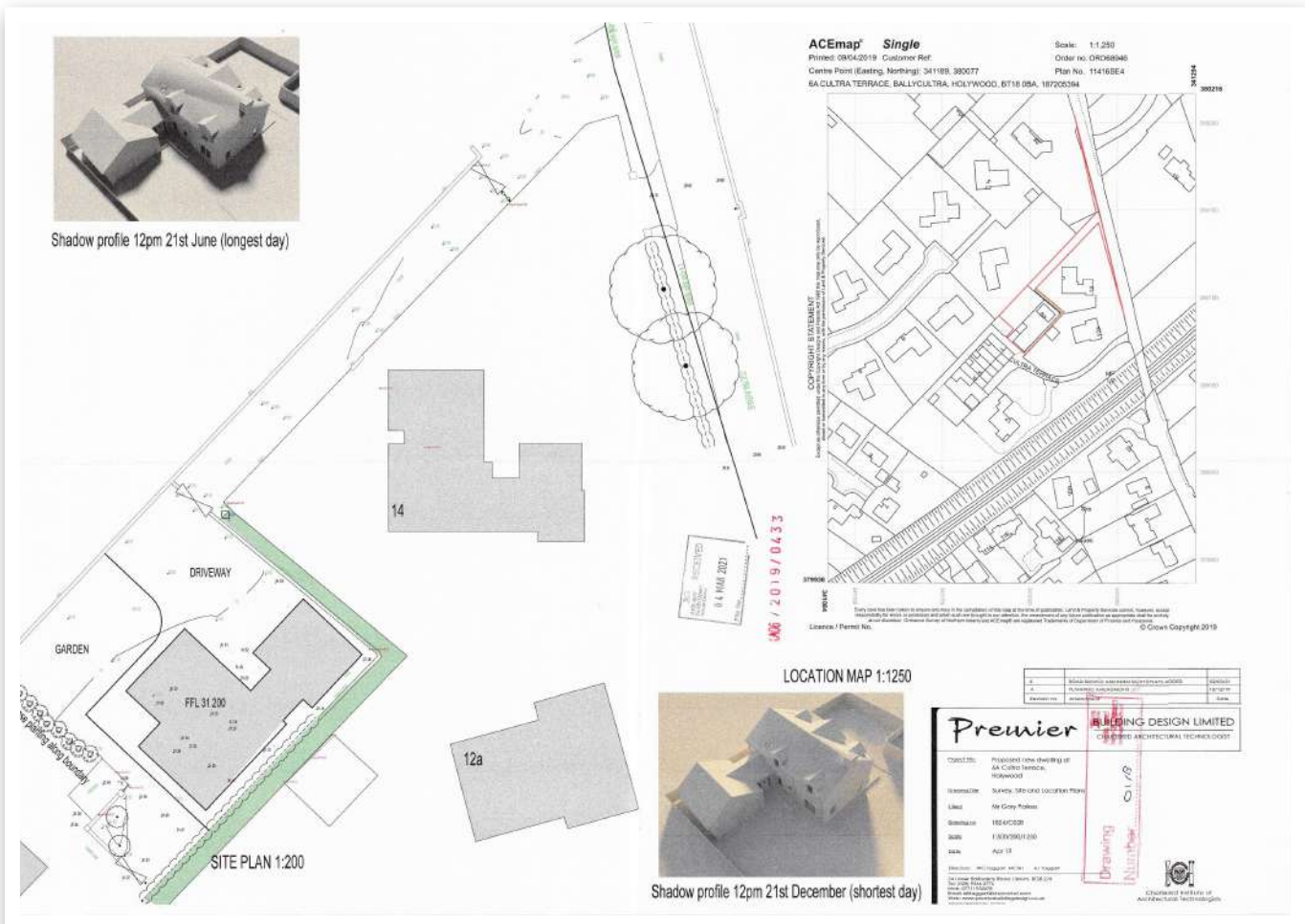




Features

- Planning Approved for Replacement Dwelling at 6A Cultra Terrace with New Direct Access to Cultra Avenue
- Currently a Modern Cottage-Style Home with Two Double Bedrooms
- Kitchen/Dining/Living Space
- Secluded Position with Grounds Laid in Formal Lawns and Brick Paviour Patio Areas
- Detached Single Garage
- Double Glazing
- Oil Fired Central Heating
- Granted Planning Approval Exists to Extend the Current Dwelling (LA06/2015/0953/F) and Demolition and Replacement Dwelling (LA06/2019/0433/F)
- Sought After Prestigious Location within Cultra. Close to Holywood Town Centre, the Shore Front at Cultra, Royal North of Ireland Yacht Club and Royal Belfast Golf Club
- Close to a Range of Local Primary and Grammar Schools





Directions

Turn down Cultra Avenue off the Bangor Road, over the bridge and 1st on the left hand side is Cultra Terrace.



Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES
THE IRISH TIMES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		
	61	68

North Down / Holywood Branch

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