



A well-appointed, detached property occupying a fine level site on the corner of Old Quay Road and Browns Park. Internally, the property offers a spacious and carefully planned layout comprising a lounge, dining room, an open plan kitchen – dining leading to utility room plus cloaks WC. On the first floor are four well proportioned bedrooms, master with ensuite plus main family bathroom. The property is further enhanced by gas central heating. Externally, there is a tarmac driveway to the side with space for numerous cars which leads to the detached double garage. The garden is on both sides of the house and is low maintenance in lawn with shrubs. For the commuter, Marino Railway Halt is literally on the doorstep, this is within a 15 minute train journey to Belfast city centre. The property also offers ease of access to the Belfast City Airport, Seapark, coastal pathway walking route, Culloden Hotel, Hollywood Exchange and Hollywood town with its' array of boutique shops, cafes and restaurants. We anticipate interest from a wide range of potential purchasers – From those wishing to downsize, professionals who wish to commute to Belfast and beyond or even those looking for a 'bolt hole' within North Down.

Offers Around  
£475,000

9 Old Quay Road,  
HOLYWOOD,  
BT18 0AA

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Viewing by  
appointment  
through agent  
028 9042 4747



- This deceptively spacious family home occupies an excellent position within Cultra, a few minutes walk from delightful coastal walks, Seapark and Cultra Railway Halt
- Occupying a fine level site
- Located on the corner of Old Quay Road and Browns Park
- Hallway
- Lounge with feature open fire
- Dining Room with French doors to the Garden
- Open Plan Kitchen – Dining
- Utility / Cloaks WC
- Four Well Proportioned Bedrooms
- Master with Ensuite
- Main Bathroom
- Gas Central Heating
- Detached, matching Garage
- Highly convenient location
- Ideal for range of prospective purchasers – Families, downsizers, professionals looking to commute or even those looking for a 'bolt hole' in North Down

The Property Comprises:

Ground Floor

Hardwood Front Door With Glazed Side Panel to . . .

RECEPTION HALL:



CLOAKROOM/WC: Pedestal wash hand basin with mono tap, low flush wc.

LOUNGE: 22' 3" x 11' 9" (6.78m x 3.58m) Mahogany fireplace with marble inset and hearth, open fire, bay window.



DINING ROOM: 12' 8" x 11' 9" (3.86m x 3.58m) French door to garden.



MODERN KITCHEN OPEN PLAN TO FAMILY AREA: 21' 2" x 11' 0" (6.45m x 3.35m) (At widest points) - Recently fitted modern Cooke & Lewis Kitchen. Excellent range of high and low level units, integrated double oven and separate four ring ceramic hob, stainless steel chimney extractor, integrated dishwasher, space for American fridge freezer, double drainer 'Cooke & Lewis' ceramic sink unit, ceramic tiled floor, part tiled walls.



UTILITY ROOM: 9' 6" x 5' 1" (2.9m x 1.55m) Range of units, single drainer sink unit, plumbed for washing machine, part tiled walls. Back door.



## First Floor

LANDING: Airing cupboard with shelving.

BEDROOM (1): 11' 9" x 11' 9" (3.58m x 3.58m) Aspect to front.

ENSUITE SHOWER ROOM: Built-in shower cubicle with Mira shower unit, pedestal wash hand basin, low flush wc, extractor fan, ceramic tiled floor, part tiled walls.



BEDROOM (2): 11' 9" x 11' 0" (3.58m x 3.35m) Range of built-in bedroom furniture, laminate wooden flooring.



BEDROOM (3): 12' 8" x 8' 5" (3.86m x 2.57m)

BEDROOM (4): 10' 3" x 9' 1" (3.12m x 2.77m) Aspect to front.



BATHROOM: Recently fitted modern white bathroom suite comprising panelled bath, vanity unit, built-in shower cubicle with shower unit, low flush wc, tiled floor, part tiled walls, heated towel rail, extractor fan.

Outside

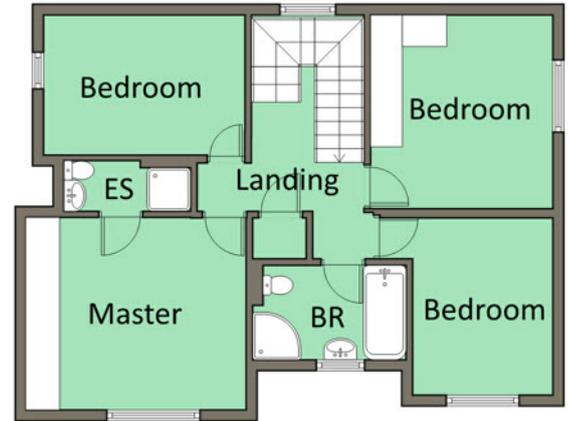
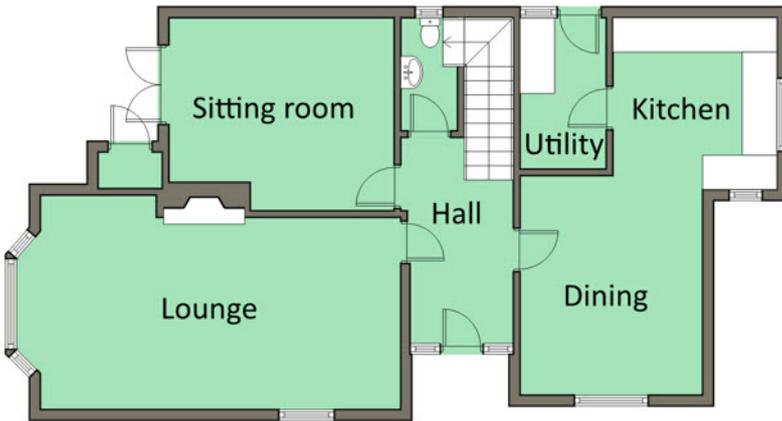
DOUBLE GARAGE: Up and over door, power and light.

Tarmac driveway to side with space for numerous cars.

Garden to front and both sides in lawn.

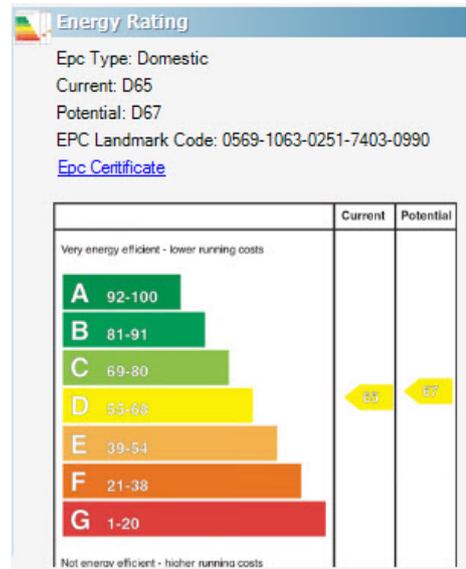






### Location:

Driving from Holywood towards Bangor, Old Quay Road is on your left hand side before the petrol station on the corner of Farmhill Road. Number 9 is on your right hand side driving down.



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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