



Old Quay Court  
Holywood, BT18 0HT

Asking price £535,000



## Old Quay Court, Holywood

HMK Property is delighted to introduce 6C Old Quay Court, Holywood to the sales market. A substantial four bed detached property tucked away at the end of a quiet cul-de-sac, benefiting from a corner site with a westerly aspect which enjoys the afternoon and evening sun in the rear gardens. On the ground floor you are greeted with a large family room with laminate wood flooring, and a separate living room to the rear with gas fire and large Oriel window with views looking over the rear of the property. The property has a large sociable open plan kitchen with tile flooring, integrated appliances and large free standing 'Rangemaster' gas cooker and oven, Quartz worktop, along with a vast living and dining area benefiting from double doors to the raised deck and BBQ area which is perfect for outdoor entertaining. In addition there is a further reception room which could be used as a play room, home office or fifth bedroom. Furthermore there is a utility room, downstairs WC and integral garage. On the first floor are four excellent bedrooms, the master with en suite shower room and a separate family bathroom. 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 privacy and peace. Given the location and flexible accommodation, and finish of this substantial family home we would advise early viewing. To arrange a viewing, contact HMK Property today on 02890397712



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## *The facts you need to know...*

- A spacious four bed detached property in a highly sought after location
- Three further reception rooms, main living room with feature gas fire and Oriel window
- Four excellent sized bedrooms, master with en-suite and slide robes
- Large tiered garden to the rear with decking area and BBQ area leading from kitchen/diner
- Tucked in a quiet secluded cul-de-sac in the heart of Marino
- Impressive open plan kitchen/living/dining area with 'Rangemaster' cooker & Quartz worktop
- Utility room with ample storage and downstairs W/C
- Family bathroom with bath and shower over
- Integrated garage with electric roller door, gas central heating (2021) & pressurised water system throughout
- Marino Train Halt, and Seapark Beach on your doorstep







## *The property comprises...*

### **GROUND FLOOR**

Entrance porch with tiled flooring leading to...

### **FAMILY ROOM**

15'10" x 11'6"

This large family room has solid wood flooring, and picture window which floods this spacious space with natural light

### **LIVING ROOM**

16'6" x 12'0"

This bright family living room benefits from a gas fire housed in an ornate stone fireplace surround, and a large Oriel window overlooking the rear BBQ area and tiered rear garden.

### **STUDY/PLAY ROOM**

14'0" x 8'7"

A third reception room, previously used as home office/study with laminate wood flooring, and a large uPVC window overlooking the front driveway and lawn.









## *The property comprises...*

### **OPEN PLAN KITCHEN DINER**

24'4" x 18'4"

A sociable kitchen/dining/living space with a high gloss tile flooring, dual aspect double glazed windows, to include double doors leading out to a raised decking area/BBQ area. The kitchen has a fantastic range of high and low level wooden units, Quartz worktops, a 'Rangemaster' cooker with 5 ring gas hob and oven, stainless steel extractor fan and sink with mixer taps, and integrated appliances including fridge and dishwasher.

### **UTILITY**

10'2" x 6'9"

A large utility room with built in storage and worktop housing the gas boiler. The utility is also plumbed for washer/dryer with tiled flooring, and recess spotlights

### **W/C**

A downstairs WC consisting of a low flush toilet, pedestal wash hand basin, chrome heated towel rail and tiled flooring.





## *The property comprises...*

### **FIRST FLOOR**

Carpeted stairs and landing leading to..

### **MASTER BEDROOM**

16'7" x 9'10"

An excellent master bedroom with integrated slide robes with excellent storage, and a large picture window overlooking the rear of the property.

### **ENSUITE**

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

### **BEDROOM TWO**

13'10" x 7'10"

A second spacious double bedroom with dual aspect uPVC windows flooding the room with natural light

### **BEDROOM THREE**

10'7" x 8'7"

Another excellent double bedroom with picture window overlooking the front lawn and drive

### **BEDROOM FOUR**

10'7" x 6'0"

A good sized fourth bedroom with views overlooking the front of the property

### **FAMILY 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.

### **GARAGE**

11'1" x 10'4"

Accessed via utility room this single garage with automatic roller door, light and electric.

### **OUTSIDE**

To the rear of the property there is a raised decking area which leads to paved patio area and garden. At the bottom of the garden there is a small stream.











## Additional Information

6C Old Quay Court is conveniently located in a quiet cul-de-sac close to the North Down shoreline, popular with families, young professionals and those looking to retire. Given Marino Parks close proximity to Seapark beach, Marino train station, and Holywood town centre with its array of independent retailers, restaurants and café culture it will be popular choice for many and early viewing is advised.

Need to sell to buy ? Contact Hannah Kennedy today on 02890 397712 to arrange a free valuation.

### ENERGY EFFICIENCY RATING

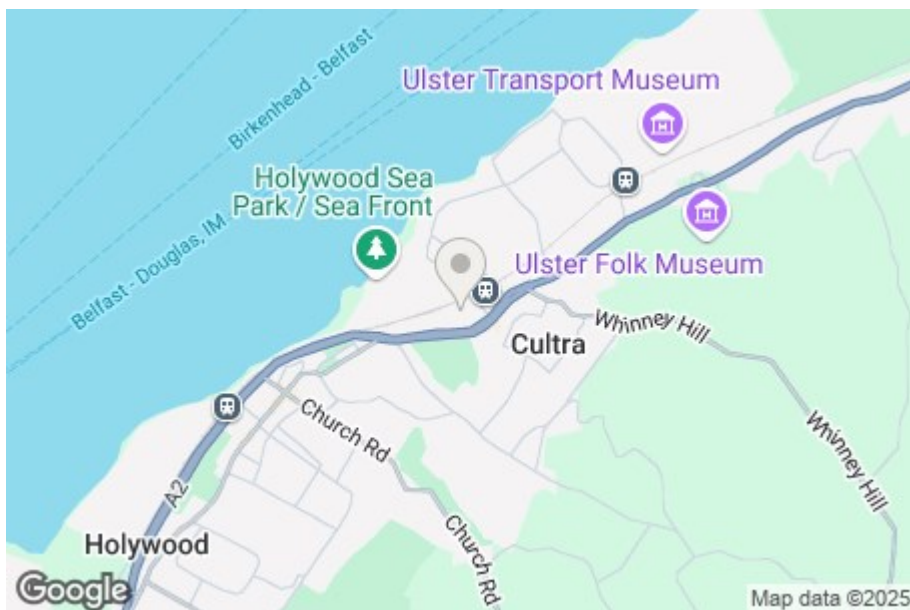
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

### VIEWING

By appointment with HMK Property

# Location

Turning off the Bangor Road onto Old Quay Road, take the second left onto Old Quay Court, No. 6C is located at the bottom of the cul-de-sac on the left hand side.



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6C Old Quay Court, Hollywood



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