

**RODGERS
&
BROWNE**

5 Old Quay Court
Marino /Holywood, BT18 0HT

offers around £535,000



The Owner's Perspective...

"Bringing up our family in this house we really valued the location.

Being in a peaceful & friendly area with easy access to the beach, Holywood town centre and the train station was a big factor.

The south facing rear made for happy BBQs and outdoor entertaining"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Family room/study

The facts you need to know...

Attractive Tudor style detached family home

Extensively extended and renovated over the years offering a wealth of accommodation

Drawing room with feature reclaimed brick chimney and multi fuel stove

Living room with feature reclaimed brick wall, part vaulted ceiling and multi fuel stove

Shaker solid wood kitchen including an array of integrated appliances open to a large dining area

Family room/study

Four well proportioned bedrooms, main with extensive range of built-in wardrobes and ensuite shower room

Luxury fitted bathroom

Solid oak doors on the first floor

Mostly double glazed

Bosch gas fired central heating boiler with mobile phone control

PVC fascia and soffits

Superb south facing and private rear garden designed with three tiers of decking taking full advantage of the space Ideal space for the avid footballer, hockey player or trampolinist

Open covered entertainment area

Tarmac driveway with parking for three cars

Perfect location for a family or those looking to downsize but stay within the area

Within five minutes of Marino TransLink, Seapark and the coastal path linking Hollywood town centre and Spar Mini Market



Kitchen



Living room



Kitchen open plan to dining



Living room

The property comprises...

GROUND FLOOR

Wooden front door leading to:

ENTRANCE PORCH

Ceramic tiled floor with border detail, open hanging space. Glazed door to:

ENTRANCE HALL

Ceramic tiled floor with border detail. Staircase to first floor with painted spindles, handrails and Newel post. Feature pewter colour radiator, dado rail, low voltage lighting.

DRAWING ROOM

14' 6" x 14' 3" (into bay window) (4.42m x 4.34m)

Feature fireplace finished in Belfast brick, quarry tiled hearth, pine over mantle, black multi fuel burner, oak flooring, picture rail. Views over the gardens, glazed door to hallway.

FAMILY ROOM/STUDY

11' 7" x 9' 3" (3.53m x 2.82m)

Feature panelled wall, oak effect laminate flooring, large picture window, glazed door to hallway.

LIVING ROOM

18' 5" x 12' 1" (5.61m x 3.68m)

Feature reclaimed brick wall with vaulted ceiling, exposed beam and two double glazed key light windows, multi range stove set on a slate hearth, wide plank laminate flooring finished in an oak colour, low voltage lighting, double glazed sliding doors leading to decking area, archway leading to:

KITCHEN OPEN PLAN TO DINING ROOM

17' 3" x 17' 3" (5.26m x 5.26m)

Extensive range of high and low level shaker cupboards, granite worktop and splashback, five ring stainless steel Neff gas hob, glass and stainless steel extractor above, Neff eye level oven and micro oven, integrated Beko washing machine, space for gas tumble dryer, integrated dishwasher, part tiled walls, stainless steel sink unit with mixer tap, under unit lighting, space for American fridge freezer, low voltage lighting, feature tall radiator, oak effect wide board laminate flooring, wine rack.



Main bedroom

First Floor

LANDING

Access to roofspace.

MAIN BEDROOM

12’ 8” x 12’ 3” (3.86m x 3.73m)
Plus extensive range of built-in wardrobes with sliding doors, oak effect laminate flooring, low voltage lighting.

ENSUITE SHOWER ROOM

Double fully tiled shower cubicle, thermostatically controlled shower unit, low flush wc, pedestal wash hand basin with mixer tap, tiled splashback, wall mounted mirror and lighting, extractor fan, low voltage lighting.

BEDROOM (2)

12’ 5” x 11’ 7” (3.78m x 3.53m)
Including extensive range of built-in wardrobes, feature window seat.

BEDROOM (3)

15’ 0” x 8’ 9” (4.57m x 2.67m)
Free standing suite with mirror and cupboards below.

BEDROOM (4)

9’ 1” x 8’ 5” (2.77m x 2.57m)

LUXURY BATHROOM

9’ 10” x 7’ 8” (3m x 2.34m)
Modern white suite comprising shower bath, thermostatically controlled shower unit with telephone shower and over drencher, mixer taps, large retractable shower screen, inset sink unit and mixer tap with closed couple low flush wc, part tiled walls, chrome heated towel radiator, storage cupboard, shelving.

Outside

To the rear - fabulous designed three tiered decking and entertainment area’s ideal for foot ballers, trampolinists, hockey players to that of entertaining large.

Outside tap. Outside light. Concealed store housing Bosch gas fired central heating boiler.

Open, covered veranda overlooking the grounds. South facing with composite decking.

Front garden - laid in lawns. Tarmac driveway with parking for three cars.



Ensuite shower room



Bedroom two



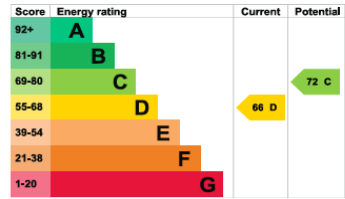
Bathroom



Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?	X		
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?		X	
Is the property timber framed?	X		
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold £80 Per annum

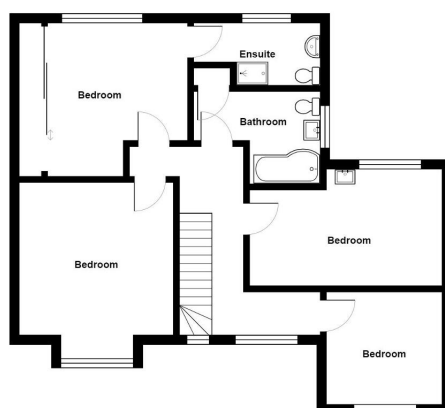
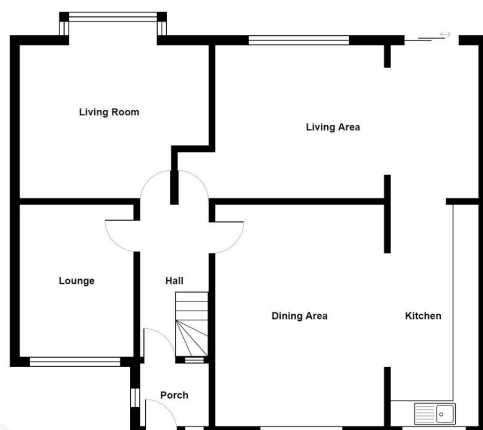
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £3,147.54

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling from Hollywood town centre along the Bangor dual carriageway towards Helen's Bay, pass Seapark then take the next left into Old Quay Road, first left into Old Quay Court and No5 will be on your left.



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

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