



## 10 RICHDALÉ DRIVE

Cultra BT18 0AJ

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*Offers Around*

**£395,000**



SEMI-DETACHED | 3  | 1  | 3 

Situated at the end of a quiet cul-de-sac in one of Cultra's most desirable residential settings, 10 Richdale Drive presents an outstanding opportunity to secure a modern, low maintenance home in an exceptional coastal location. Internally, the property is presented and has been fully renovated in a modern style, allowing a purchaser to move straight in with minimal effort. Externally, the rear gardens are laid in lawns for ease of maintenance, and there is ample driveway parking to the front.

### KEY FEATURES

- Attractive red brick semi-detached home situated at the end of a quiet cul-de-sac in a sought after location
- Modern, low maintenance property offering turnkey accommodation throughout
- Bright and spacious open plan kitchen, living and dining area forming the heart of the home
- Feature wood burning stove creating a warm and inviting focal point in the living space
- Double doors from the kitchen leading directly to the rear garden, ideal for indoor-outdoor living
- Additional garden room providing flexible reception space with views over the garden
- Dedicated home office space, perfect for remote working or study
- Practical downstairs WC and separate utility area for everyday convenience
- Three well-proportioned bedrooms on the first floor
- Family bathroom serving the bedroom accommodation
- Rear gardens laid in lawn, offering a private and manageable outdoor space
- Ample driveway parking to the front of the property
- Planning permission previously passed for double storey extension (ref: LA06/2017/0432/F)
- Walking distance to Marino Train Halt providing excellent transport links
- Close to Seapark Recreational Grounds, North Down Coastal Path and Hollywood town centre with its range of amenities and lifestyle attractions



## ROOM DETAILS

### ENTRANCE

Front Door

### GROUND FLOOR

Reception Hall

Lounge

12'11 x 11'8

Kitchen/Dining

11'8 x 9'8

Garden Room

11'9 x 11'3

Rear Office Space

11'1 x 6'4

Utility/WC

6'4 x 5'2

### FIRST FLOOR

Landing

Bedroom One

12'11 x 10'2

Bedroom Two

10'2 x 9'8

Bedroom Three

7'10 x 6'8

Shower Room

6'8 x 5'11

Roofspace

### OUTSIDE

Driveway Parking  
and Gardens

AML



## DIRECTIONS

*Travelling on the Bangor Road out of Holywood take a left hand turn onto Old Quay Road, follow the road over the rail bridge and take the first left hand turn onto Rochdale Drive, number 10 is located at the end of the cul de sac.*



## THE LOCAL AREA

*A welcoming seaside town just five miles from Belfast, full of charm and community spirit. Stroll along the main street's cafés, boutiques, and family-run restaurants. With great schools, coastal paths, and nearby golf clubs, there's something for everyone. Beautiful homes, sea views, and a relaxed pace make Holywood a wonderful place to live.*



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		70	82
		EU Directive 2002/91/EC	

## OUR BRANCHES

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