

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



138 BANGOR ROAD, HOLYWOOD, BT18 0ES

ASKING PRICE £995,000

Situated within the exclusive Cultra area, on the outskirts of Holywood, this remarkable and well-known residence offers a rare opportunity to restore a truly iconic home. Originally built in 1971 and set on a 1.5-acre site, the property spans 6265sq ft of flexible accommodation, showcasing unique features, generous proportions, and exceptional potential.

Just off the Bangor Road, within walking distance to the Culloden Estate & Spa, the property is approached via a sweeping driveway surrounded by mature, landscaped gardens, and leads to generous parking. On entry, you are immediately struck by impressive high ceilings and reception hall leading to a living room with solid wood flooring, floor-to-ceiling windows, and feature staircase to gallery landing, flooded with natural light. Kitchen with extensive range of gloss units, feature island, and three sets of patio doors, open to dining area with mock fireplace. Generous family room with balcony, dining room, games room, office and study. Four double bedrooms, two to include en-suites, and two with sharing bathroom.

With many additional features including ground floor toilet suite, utility room, and cloakrooms, this home offers huge potential with vast gardens, not to mention the fantastic swimming pool with pool house, ripe for restoration and ready to become a showpiece once again. Further benefits include the lower ground floor, accessible at ground level to the rear, enjoying a generous storage area leading to former snooker room and integrated garage. Separate access to a self-contained apartment with spacious bedroom, lounge leading to fitted kitchen, and a bathroom suite.

Cultra is regarded as one of the most desirable places to live around Belfast, due to its spacious homes, beautiful views, and peaceful environment. Just six miles east of Belfast city and easily accessible via rail and road networks.

The famous house from the George Best movie, a brilliant opportunity to purchase a slice of history.



Key Features

- A Unique Home Spanning 6265 Sq Ft, Excluding Garages And Stores
- Four Double Bedrooms, Multiple Receptions, Study, Office And Games Room
- Swimming Pool Area With Pool House, Ready To Be Restored To Former Glory
- Set On A 1.5 Acre Site, With Sweeping Driveway And Mature Landscaped Gardens
- Entrance Hall With Impressive Floor-To-Ceiling Windows And Gallery Landing
- Contemporary Kitchen With Dining Area And Triple Patio Door Access
- Lower Ground Floor Accessible From Rear With Self-Contained Apartment
- Ideally Located With Stunning Views, And Only Six Miles From Belfast City Centre



ACCOMMODATION COMPRISES

Veranda Porch

Ceramic tiled flooring.

Reception Hall

16'4 x 18'0

Tile effect laminate flooring. Recessed spotlighting.

Ground Floor WC

White suite comprising pedestal wash hand basin, low flush WC, tile effect laminate flooring.

Kitchen

19'2 x 16'1

Extensive range of high and low level units, Formica work surfaces, double built-in oven and integrated fridge freezer, feature breakfast island with Formica work surface, inset stainless steel sink unit with mixer tap, ceramic hob with hanging stainless steel extractor hood, integrated dishwasher, tile effect laminate flooring, recessed spotlighting, sliding patio door, open to:

Dining Area

16'1 x 9'7

Mock fireplace with TV wall, sliding patio doors and french doors to garden, recessed spotlighting. Double doors to:

Dining Room

16'9 x 12'0

Tile effect laminate flooring. Recessed spotlighting.

Utility

11'5 x 4'4

High level units, work surfaces, plumbing for washing machine, space for dryer, tile effect laminate flooring, store with built-in shelving.

Living Room

26'5 x 22'7

Solid wood panel flooring, open staircase to first floor landing, recessed spotlighting.

Cloakroom

Solid wood panel flooring.

Rear Hallway

Solid wood panel flooring.

Bedroom 1

22'3 x 18'0

Solid wood panel flooring. Recessed spotlighting.

En-Suite Bathroom

White suite comprising panelled bath with mixer tap, handheld shower, curved shower screen, tiled splashback, vanity unit with mixer tap, low flush WC, ceramic tiled flooring, recessed spotlighting.

Bedroom 2

17'4 x 11'4

Solid wood panel flooring. Recessed spotlighting.

En-Suite Bathroom

White suite comprising panelled bath with mixer tap, handheld shower, tiled splashback, curved shower screen, large vanity unit with mixer tap, low flush WC, built-in linen cupboard, solid wood panel flooring, recessed spotlighting, wall mounted radiator.

FIRST FLOOR

Landing

Solid wood panel flooring. Feature beam ceiling. Double doors to:

Family Room

34'0 x 19'8

Stone tile feature fireplace with stove. Double doors to:

Balcony

16'5 x 11'1

Glass balustrades.

Office

18'1 x 10'9

Double doors. Wood laminate flooring.

Games Room

17'8 x 5'6

Double doors.

Study

10'4 x 8'3

Double doors to rear.

REAR HALLWAY

Solid wood panel flooring. Linen cupboard.

Bedroom 3

23'3 x 17'4

Solid wood panel flooring. Recessed spotlighting. PVC double doors to balcony with large timber panel decking.

Hallway

Solid wood panel flooring. Range of built-in wardrobes with sliding mirrored doors.

Bathroom

Coloured suite comprising corner feature bath with mixer tap and telephone shower, built-in shower cubicle with built-in multi-jet shower and sliding shower doors, built-in cupboard with tiled work surface and inset sink unit with mixer tap, low flush WC, fully tiled walls, solid wood panel flooring, recessed spotlighting.

Bedroom 4

15'5 x 12'1

Solid wood panel flooring. Recessed spotlighting.

Shower Room

White suite comprising walk-in shower cubicle with built-in shower and sliding shower doors, vanity unit with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring, chrome feature radiator.

Staircase To Lower Ground Floor

Store/Hallway

23'9 x 10'1

Former Snooker Room

27'0 x 16'8

Built-in bar area and recessed spotlighting.

Garage

17'2 x 16'7

Light and power. Electric roller shutter doors.

Boiler Room

Oil fired boiler. Low flush WC.

Access To:

SELF-CONTAINED APARTMENT

With electric heating.

Entrance Hall

Wood laminate flooring.

Lounge

12'2 x 10'9

Kitchen

11'0 x 8'3

Range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in oven, ceramic hob, plumbing for washing machine, space for fridge, tile effect laminate flooring.

Bedroom 5

17'1 x 10'9

Leading to separate entrance with ceramic tiled flooring.

Bathroom

Coloured suite comprising panelled bath with mixer tap, telephone shower and shower screen, pedestal wash hand basin, low flush WC. Fully tiled walls. Recessed spotlighting.

OUTSIDE

Extensive garden to front with mature trees, shrubs and sweeping driveway around generous lawn area, leading to large parking area to front and side. Rear garden including mature trees, shrubs and generous lawns.

Former Swimming Pool

With surrounding timber decking area in need of restoration.

Former Pool House

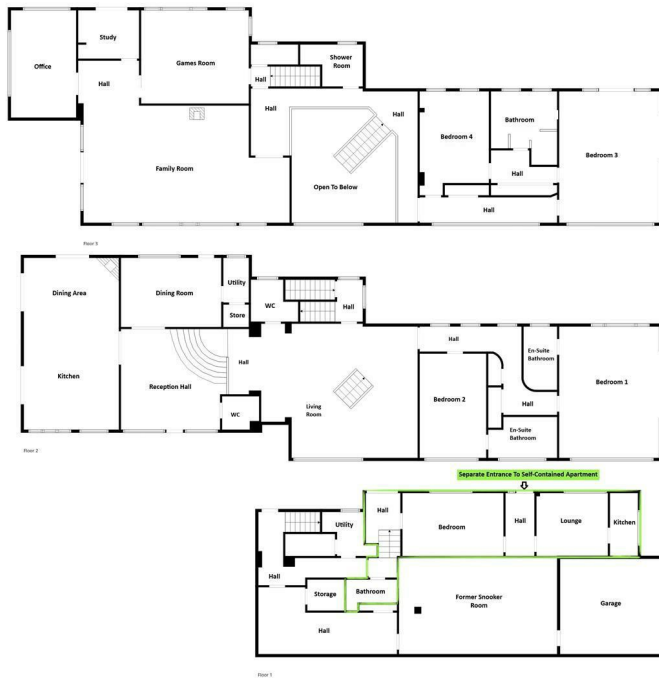
In need of restoration.











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

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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