

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



3 MARTELLO GATE, HOLYWOOD, BT18 9GE

OFFERS AROUND £1,100,000

The Vendor's Perspective...

We have truly loved living in this home. The laurel-edged drive sweeps up to the front door, creating a sense of arrival and making the house the focal point of a private and elegant gated setting.

Being just a short walk from Hollywood's High Street means everything is on your doorstep – from morning coffee runs and school drop-offs to evening walks along the coastal path and dining out. It's a lifestyle that is both convenient and enjoyable, and one we have come to really value.

This has been more than just a house to us – it's where we've built so many memories and grown as a family.

As we move on to our next chapter, it's not easy to say goodbye to a place that has given us so much. Our hope is that this home becomes just as special to its next owners – a place to feel truly at home and create lasting memories of their own.

For us, it has offered the perfect balance between space, comfort and location, and we wish whoever moves into 3 Martello Gate every happiness as they begin their journey here.



Key Features



Perfectly Positioned in the Heart of Hollywood

Tucked away within an exclusive development of just five homes, 3 Martello Gate offers a rare combination of privacy and convenience. Constructed in 2021 to an exceptional standard, the property enjoys a peaceful setting while benefiting from a highly walkable lifestyle, with Hollywood's vibrant town centre just moments away. This is a home where quality, space and location come together effortlessly.

A Lifestyle Few Locations Can Match

Living here places you at the heart of one of Northern Ireland's most sought-after towns. A short stroll brings you to Hollywood's bustling High Street, known for its excellent selection of cafés, restaurants and independent boutiques. Coastal walks and green spaces are close by, while a strong sense of community and access to well-regarded schools further enhance the appeal. Belfast city centre is less than ten minutes away, while Belfast City Airport can be reached in approximately five minutes, making travel both quick and convenient.

Designed for Modern Living

At the rear of the home, the impressive open-plan kitchen, living and dining space forms the heart of the property. The bespoke Function Design kitchen, with quartz worktops, high-end integrated appliances and a large central island, is both stylish and practical. Sliding doors open directly to the garden, creating a seamless connection between indoor and outdoor living.

Flexible Living & Accommodation

The home offers excellent flexibility with two reception rooms to the front, including a sitting room with feature gas stove and a second reception ideal as a study or dining room with bespoke cabinetry. Across the upper floors are five well-proportioned bedrooms, including a principal suite with dressing room and ensuite, a Jack and Jill ensuite serving two bedrooms, and additional accommodation on the top floor ideal for guests or working from home.

Private Gardens & Modern Specification

Externally, the property benefits from private, well-maintained gardens with lawns and an extensive paved patio, perfect for entertaining. A detached garage with EV charging and generous driveway parking further enhance practicality. The home is finished to a high specification, including underfloor heating to the ground and first floors, a mechanical ventilation and heat recovery system, hardwood windows and comprehensive data and TV points throughout.

Accommodation Comprises:

Entrance Hall

Cornice ceiling, ceramic tiled flooring, recessed spotlighting.

Lounge

20'2" x 12'0" (into bay)

Inglenook style fireplace with cast iron gas fire and tiled hearth, cornice ceiling, recessed spotlighting.

Dining/Study

13'5" x 22'8" (into bay)

Excellent range of cabinetry and shelving by 'Function Design', cornice ceiling.

Ground Floor WC

White suite comprising: concealed cistern wc, wash hand basin with mixer tap and tiled splashback, ceramic tiled flooring, extractor fan, recessed spotlighting.

Kitchen/Living/Dining

33'0" x 20'6" (at widest point)

Excellent range of bespoke, solid wood, hand painted, high and low level units, fitted by 'Function Design' with quartz work surfaces, matching upstands and single drainer to inset one and a quarter bowl stainless steel sink unit with mixer tap, integrated fridge, integrated freezer, integrated dishwasher, integrated pull out bin system, built in pantry, space for range cooker with quartz splashback and stainless steel extractor hood, large island unit breakfast bar, recessed spotlighting, wall mounted feature gas fire, hardwood double glazed sliding doors to rear garden.

Utility Room

8'7" x 6'11"

Range of built in units, quartz worksurfaces, inset sink with mixer tap, plumbed for washing machine, space for dryer, recessed spotlighting, extractor fan, hardwood door leading to rear garden and driveway.

First Floor Landing

Built in linen cupboard, recessed spotlighting.

Bedroom 1

20'6" x 11'8" (into bay)

Recessed spotlighting.

Dressing Room

8'5" x 6'9"

Excellent range of bespoke fitted wardrobes and drawers by 'Function Design'.

Ensuite Bathroom

Modern white suite comprising: Feature freestanding bath with mixer tap, large walk in shower with fully tiled walls, built in thermostatically controlled shower, telephone hand shower and shower screen, concealed cistern wc, vanity unit with mixer tap and tiled splashback, wall mounted illuminated mirror, feature chrome wall mounted radiator, ceramic tiled flooring, partly tiled walls, recessed spotlighting.

Bedroom 2

12'1" x 9'9"

Double room, access to Jack and Jill ensuite.

Ensuite Shower Room

Modern white suite comprising: Large walk in shower cubicle with fully tiled walls, built in thermostatically controlled shower, telephone hand shower and sliding shower door, concealed cistern wc, vanity unit with mixer tap and tiled splashback, wall mounted illuminated mirror, feature chrome wall mounted radiator, ceramic tiled flooring, recessed spotlighting.

Bedroom 3

14'4" x 12'

Double room, access to Jack and Jill ensuite.

Second Floor Landing

Bedroom 4

24'8" x 11'8" (at widest point)

Double room, storage into eaves.

Bedroom 5

24'8" x 12'2" (at widest point)

Double room, storage into eaves.

Shower Room

Modern white suite comprising: Walk in shower cubicle with fully tiled walls, thermostatically controlled shower, and sliding shower door. Wash hand basin with mixer tap and tiled splashback, wall mounted illuminated mirror, feature chrome wall mounted radiator, concealed cistern wc, Velux window, eaves storage.

Outside

Front gardens in lawn and paving with beautifully maintained shrubs and boundary hedging, tarmac driveway to side leading to detached garage, generous enclosed rear garden in lawn with extensive patio area, feature original stone wall, shrubs and boundary hedging, outside power and light.

Detached Garage

Up and over door, power and light, EV charger.

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.

You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.

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DONAGHADEE
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028 4461 4101

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GLENGORMLEY
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RENTAL DIVISION
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