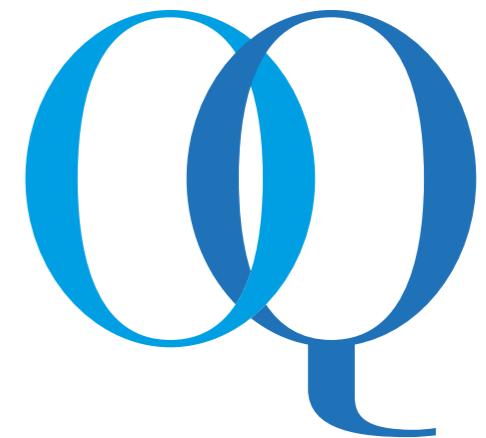




OLD QUAY MEWS

OLD QUAY COURT • MARINO • HOLYWOOD





OLD QUAY MEWS

ENJOY LIFE ON THE SHORES OF BELFAST LOUGH

Old Quay Mews is an exquisite, exclusive development of three superbly detailed, luxury homes, situated just off the highly sought after Old Quay Road in Marino, Holywood.

These magnificent detached homes offer an unrivalled specification and introduce a whole new choice of stylish, contemporary family living for one of the most exclusive and sought after residential areas.

Perfectly located just off the main Bangor Road and a few minutes walk from the beautiful North Down coastline and Marino rail halt, this unique new development rubs shoulders with some of the finest residences in Cultra. These excellent homes in this prestigious address offer convenience to Belfast, Holywood and Bangor, along with many leading primary and grammar schools.

For those interested in sporting, leisure and recreational facilities, the location of Old Quay Mews could not be better. Holywood and Cultra boast three excellent Golf Courses including Royal Belfast and Holywood Golf Clubs, sailing at Royal North of Ireland Yacht Club, along with many beautiful parks including Ballymenoch and Seapark, and coastal walks to Crawfordsburn. The ideal location in a mature leafy setting, yet close to everything ensures that residents could not be better placed to enjoy all the superb facilities that this wonderful part of North Down has to offer.

OLD QUAY MEWS

The Clarendon

No. 1 | Total floor area 2986 sq ft approx



GROUND FLOOR

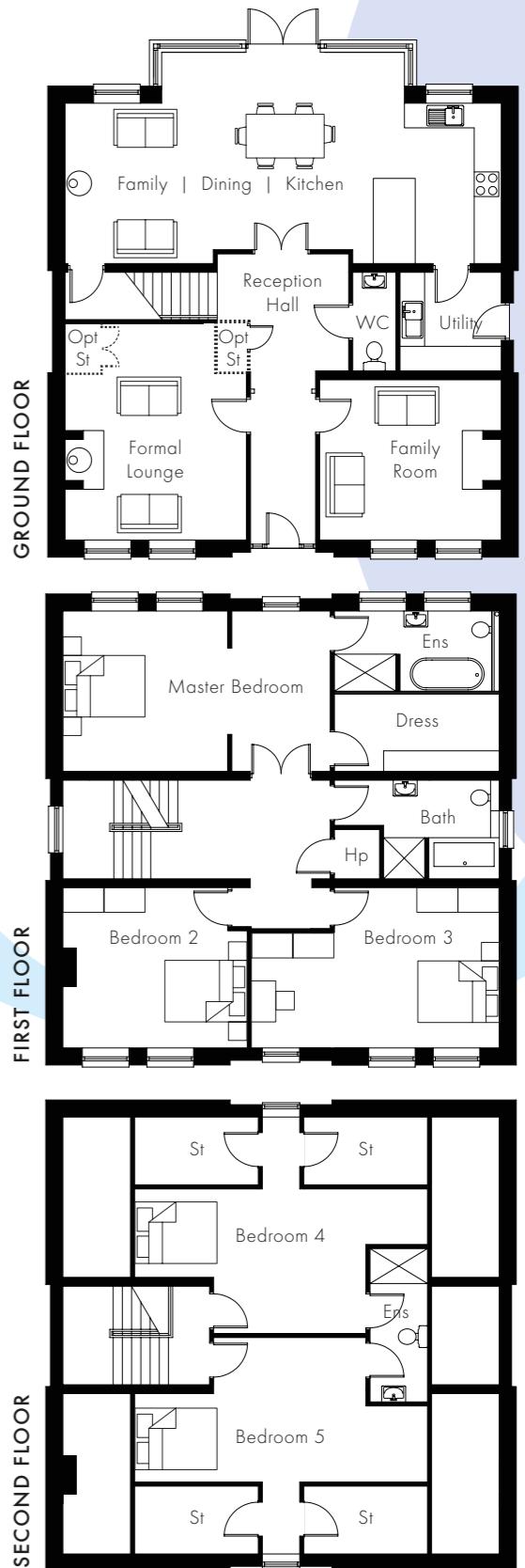
Reception Hall with separate WC
Formal Lounge 18'4" x 12'9"
Family Room 14'5" x 12'9"
Family Dining Kitchen max 34'8" x 15'9"
Utility 8'1" x 7'9"

FIRST FLOOR

Master Bedroom 21'0" x 12'8"
Dressing Room 13'2" x 6'0"
Ensuite 13'2" x 6'4"
Bedroom 2 13'2" x 12'8"
Bedroom 3 20'11" x 12'8"
Bathroom 13'2" x 7'9"

SECOND FLOOR

Bedroom 4 22'7" x 9'10"
Bedroom 5 22'7" x 9'6"
Ensuite



3D renders are for illustration purposes only

NOTE: One of the stores in the lounge is available as an optional extra - one is included in the price

OLD QUAY MEWS

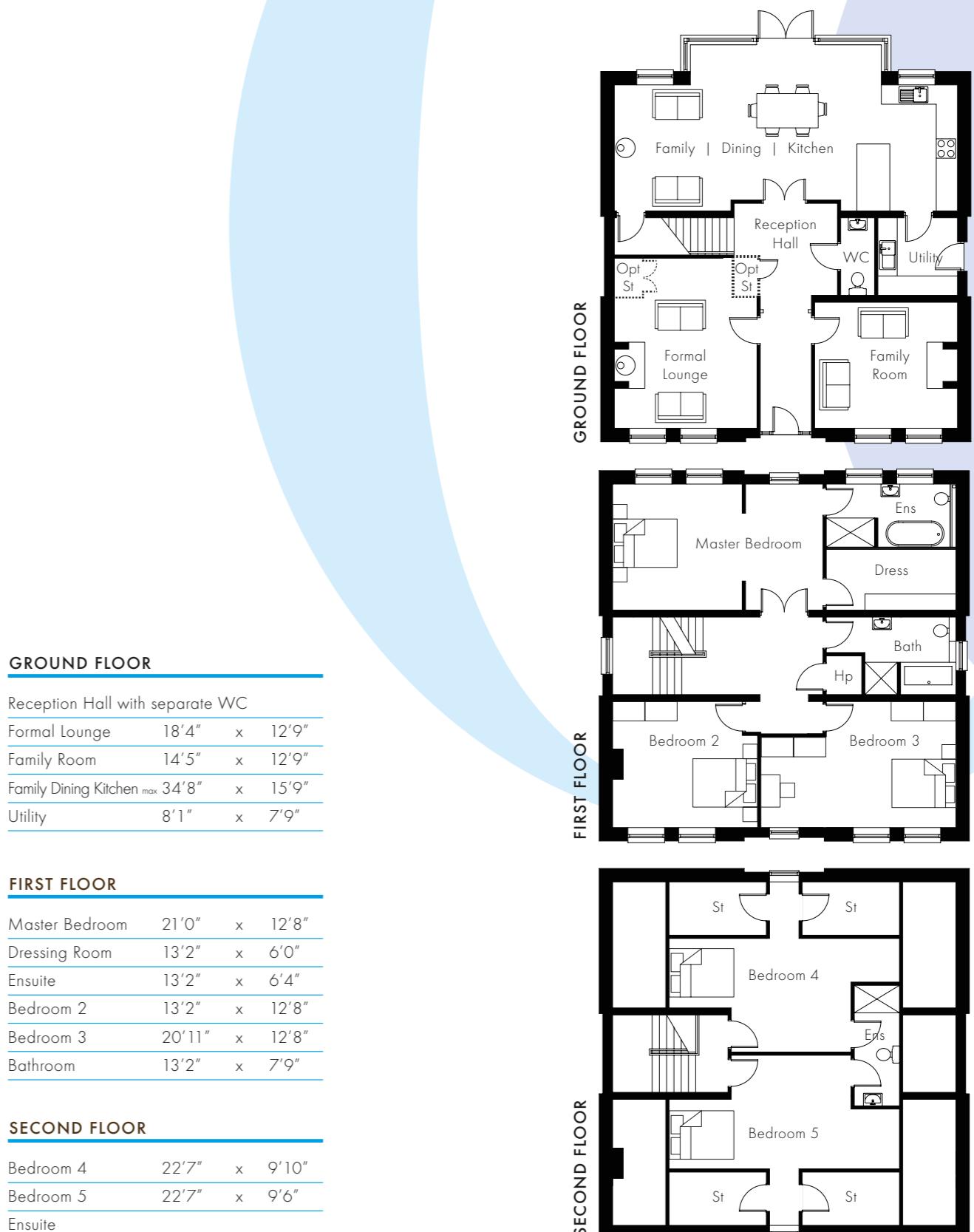
The Pollock

No. 2 | Total floor area 2986 sq ft approx



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NOTE: One of the stores in the lounge is available as an optional extra - one is included in the price



OLD QUAY MEWS

The Abercorn

No. 3 | Total floor area 2986 sq ft approx



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NOTE: One of the stores in the lounge is available as an optional extra - one is included in the price

GROUND FLOOR

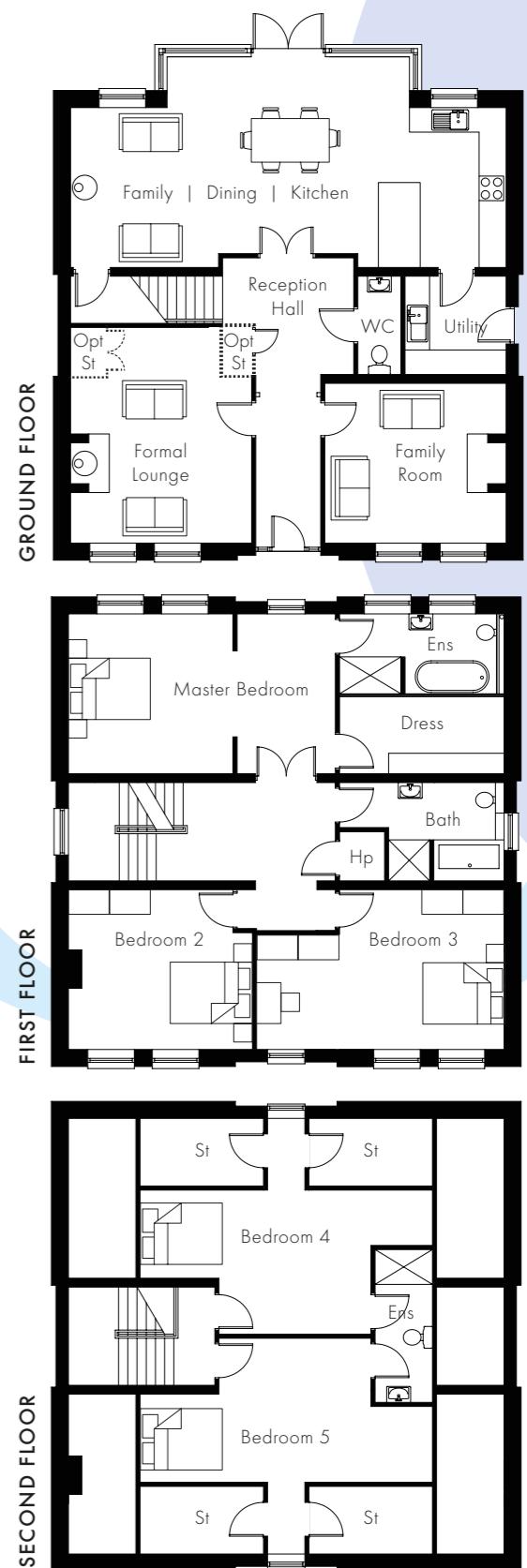
Reception Hall with separate WC
Formal Lounge 18'4" x 12'9"
Family Room 14'5" x 12'9"
Family Dining Kitchen max 34'8" x 15'9"
Utility 8'1" x 7'9"

FIRST FLOOR

Master Bedroom 21'0" x 12'8"
Dressing Room 13'2" x 6'0"
Ensuite 13'2" x 6'4"
Bedroom 2 13'2" x 12'8"
Bedroom 3 20'11" x 12'8"
Bathroom 13'2" x 7'9"

SECOND FLOOR

Bedroom 4 22'7" x 9'10"
Bedroom 5 22'7" x 9'6"
Ensuite





KITCHEN

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Corian or Granite work tops and upstands
- Stainless steel sink with chrome mixer tap
- Integrated under unit lighting
- Branded integrated appliances including electric oven, gas hob, dishwasher, fridge and freezer

UTILITY ROOM

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

BATHROOMS & ENSUITES

- Branded contemporary white sanitary ware with chrome fittings
- Drench shower head and retractable hand held shower
- WC with soft close function
- Anti-steam illuminated mirror
- Bespoke wall mounted vanity unit
- Chrome Heated Towel Radiators
- Fully Tiled shower enclosure and bath, partially tiled elsewhere

ELECTRICAL INSTALLATION

- Multi room wiring to living area and master bedroom
- Energy Efficient Downlighters throughout
- Security Alarm System
- Comprehensive range of chrome slimline electrical sockets and switches
- 5 Amp Sockets to Living area and master bedroom
- Mains Supply Smoke and Carbon monoxide detectors with battery back up
- USB charging port to family room and master bedroom

DECORATION

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Bespoke Chrome Ironmongery
- Deep moulded skirting boards and architraves

FLOORING

- Concrete floors on ground and first floors
- Engineered Wood flooring or wood effect tiled flooring to hall, reception room and kitchen
- Tiled flooring to kitchen, bathrooms & En-suites
- Carpeted flooring with high quality underlay to bedrooms, stairs and landing

HEATING

- Under Floor Heating to Ground Floor and high output radiators on first floor via Natural Gas Heating
- High efficiency gas boiler
- Option to control heating remotely with smart phone application
- Wood Burning Stove to family room and formal lounge - gas fire to dining room

GLAZING

- High quality Upvc framed double glazed windows.

EXTERNAL FINISHES

- Slate tiled roof
- Bitmac driveways with cobbled edging
- Turfed gardens to front and rear
- Landscape plan incorporating ranch fencing to front, planting and hedging throughout
- Flagged patio areas and paths
- Front and rear external lighting
- Exterior water and electrical supply
- Electrically operated entrance gates
- Garages (optional extra)

WARRANTY

- 10 year warranty provided by NHBC (TBC)

*Photographs are for illustrative purposes only

SITE LAYOUT



1

The Clarendon

2

The Pollock

3

The Abercorn

LOCATION MAP



A FEW MINUTES AWAY...

Holywood	1 minute
Belfast City Centre	7 minutes
Bangor	12 minutes

A FEW MILES AWAY...

Helen's Bay	2 miles
Crawfordsburn	3 miles
Holywood Exchange	1 mile



OLD QUAY MEWS

OLD QUAY COURT • MARINO • HOLYWOOD

SELLING AGENT



028 9042 8989
www.simonbrien.com

DEVELOPER



ARCHITECT



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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

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