

MONAD

GLEN ROAD, CULTRA



Proposed front elevation

MONAD

An exquisite masterpiece of contemporary architecture in the heart of Cultra, Holywood in County Down.

With a perfect balance of innovative design, practicality, and refined aesthetics, Monad presents a harmonious fusion of modern living and artistic sophistication.

Monad is designed by the award winning architects BGA with equal measures of design, functionality and artful details.

Monad offers the discerning buyer the very rare opportunity to live in a luxurious new residence built by Andrew Dunlop Homes in this highly sought-after location, one that also benefits from excellent road and rail connections to Belfast.



KEY FEATURES

Unrivalled Privacy: Situated on an exclusive and secluded site, Monad offers the utmost privacy, allowing you to retreat into your own personal oasis.

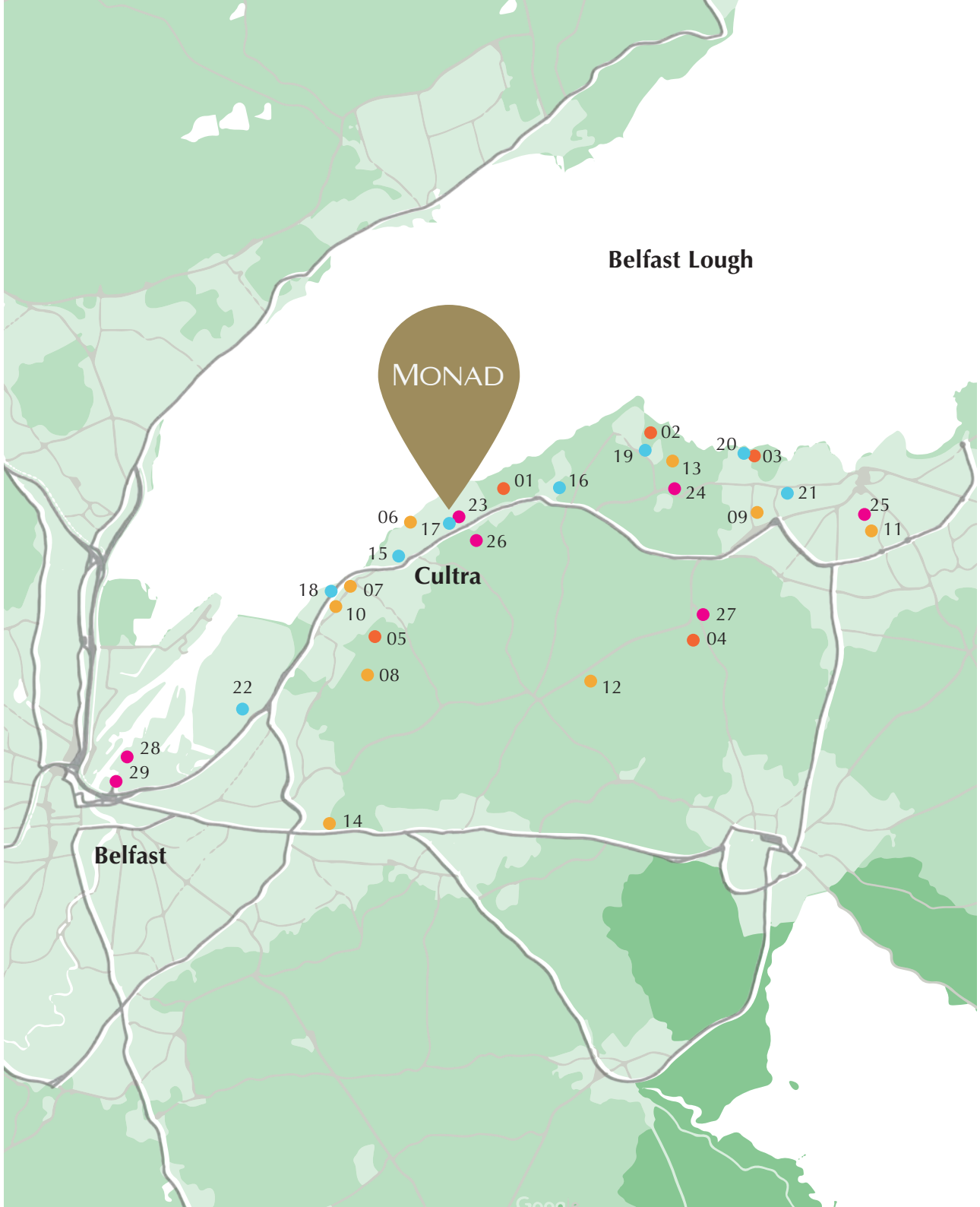
Gateway to Exploration: With effortless access to Belfast and beyond, Monad provides a gateway to urban adventures and cultural experiences, as well as all the essential amenities needed for everyday life.

LOCATION

Cultra is a charming enclave within Holywood, and has long been considered one of the most desirable places to live in Northern Ireland.

You'll find everything you need for day to day life in the bustling town of Holywood, from wonderful boutiques, well known high street retailers, several award winning restaurants and eateries to a wide variety of sports and leisure clubs, including the prestigious Royal Belfast Golf Club, The Royal North Yacht Club and the Culloden Estate and Spa - all on your doorstep.

The property has ease of access to excellent educational facilities with a great selection of schools in the state and independent sector. Cultra is close to all major transport links, with regular train services from Cultra and Holywood stations to Belfast and beyond. Belfast City Airport is also within close proximity, with daily flights to the major UK cities and popular European destinations.



MAP KEY

GOLF CLUBS

- 01. Royal Belfast Golf Club
- 02. Helen's bay golf club
- 03. Carnalea golf club
- 04. Blackwood golf centre
- 05. Holywood golf club

SPORT/LEISURE

- 06. Royal north of Ireland yacht club
- 07. Queens leisure complex
- 08. Redburn country park
- 09. Belmont park
- 10. Holywood rugby club
- 11. Bangor Aurora aquatic & leisure complex
- 12. Cairn wood
- 13. Crawfordsburn country park
- 14. Stormont estate

TRANSPORT

- 15. Marino rail halt
- 16. Seahill rail halt
- 17. Cultra rail halt
- 18. Holywood rail halt
- 19. Helen's bay rail halt
- 20. Carnalea rail halt
- 21. Bangor west rail halt
- 22. George best Belfast city airport

ATTRACTIONS

- 23. The Culloden hotel and spa
- 24. The old inn, Crawfordsburn
- 25. Bangor castle
- 26. Ulster folk & transport museum
- 27. Clandeboye lodge
- 28. Titanic Belfast
- 29. SSE arena

HOUSE INFORMATION

Monad is set back in a quiet and secluded position surrounded by mature trees and is entered via a private lane before opening onto the driveway.

The cantilever over the entrance of the home, impressive floor-to-ceiling glazing and dark timber cladding gives an appearance like no other in the immediate area. The garden incorporates areas for entertaining, relaxing and meditating.

The ground floor has been designed with an open plan feel, seamlessly flowing from one room to another enabling the rooms to be adaptable for modern day living and entertaining. The entrance hall will provide an impressive feel with its double height ceiling with a contemporary staircase and roof lights giving a sense of space and light. The kitchen, utility and boot room benefit from bespoke cabinetry from the award winning designers, Robinsons Interiors.

Four well-proportioned bedrooms are on the first floor, each with plenty of storage space with either ensuite or 'Jack and Jill bathroom'. Floor-to-ceiling glazing will allow light to pour through each room, enhancing the sense of space.



OUTDOORS

The outdoor space offers lawn area to the front and side with terraces strategically positioned around the house, affording privacy to enjoy sunshine all day.

Clever landscaping will offer something truly unique to this property giving a tranquil and private environment in which to relax, work or entertain.



GROUND FLOOR PLAN

- 01. cantilevered porch
 - 02. double height entrance hall
 - 03. lounge
 - 04. home office
 - 05. snug/playroom
 - 06. double height light scoop
 - 07. wc
 - 08. kitchen
 - 09. dining
 - 10. living
 - 11. bootroom/utility
 - 12. garage
 - 13. zen space
 - 14. afternoon terrace
 - 15. evening terrace
 - 16. lawn
- FLOOR AREA = 148m2 / 1593ft2
(exc. garage)



FIRST FLOOR PLAN

- 01. landing
 - 02. stair void
 - 03. light scoop void
 - 04. bedroom
 - 05. ensuite
 - 06. principal bedroom
 - 07. principal ensuite
 - 08. principal dressing room
 - 09. linen lobby
 - 10. Jack & Jill ensuite
- FLOOR AREA = 110m2 / 1184ft2
(exc. floor voids)

PLANS

3131sq ft including garage.

4 bedrooms, 2 ensuites, 1 Jack 'n' Jill bathroom, living/dining/kitchen, formal living room, downstairs cloakroom, utility, home office, snug/playroom, afternoon terrace, morning terrace, zen terrace.

SPECIFICATION

KITCHEN:

Luxury kitchen designed by
Robinsons Interiors

Silestone/natural stoneworktop

Bora Induction Hob

Siemens integrated fridge/freezer

Siemens integrated dishwasher

Siemens integrated electric oven

Siemens integrated combination microwave
oven LED feature lighting

Quooker tap - instant hot water provision

Blanco profile sink in stainless steel

Leicht metallic grey cutlery insert

UTILITY/LAUNDRY:

40mm thick laminate worktop with
matching upstand

Blanco single bowl stainless steel sink

Blanco single mixer tap in chrome



BATHROOM/EN SUITE/CLOAKROOM:

White sanitary ware

Free standing bath inc free standing bath shower mixer
to Principal Ensuite

Vanity units in all bathrooms/ensuites & cloakrooms

Rimless fully back to wall wc's inc soft close seats

Black taps & fittings

Black shower enclosures inc black shower valves
and shower heads

Black heated towel rails

LED illuminated sensor touch mirrors inc
demister function

ELECTRICAL:

Downlighters throughout the house

Low energy external light fitting provided to
external door exits

Ample TV/data distribution points

Multigrid switching of kitchen appliances

Generous electrical specification to include power
points, TV points and lamp circuits throughout house

House to include security alarm and wiring for
entertainment system

HEATING & PLUMBING:

Air source heat pump

Programmable Thermostat with seven day 24
hour four channel electronic programmer

Underfloor heating to ground and first floor
with heated towel rails to ensuite and shower

EXTERNAL FEATURES:

Driveway finished in tarmac

Patio areas finished with contemporary paving

Switchable lighting and power

Feature light to front of the property

Fencing and screening around boundary

Patio finished with hard and soft landscaping

Cultivated planting throughout the garden

Outside cold water tap

High quality aluminium sliding doors to patios

Ev charging point





INTERIOR DESIGN

We are delighted to introduce Quirc Interior Design of Kildare, a successful Interiors consultancy established by Catherine Quirke a highly respected interior designer.

Quirc provide a turn-key interior design service for home interiors and commercial clients throughout the UK and Ireland.

From specifying fabrics and finishes to full project management, Catherine and her team can be involved as much as, or as little as the client wishes to achieve a beautiful yet ergonomic environment.

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