



'Monad'

7a Glen Road, Cultra, Holywood, BT18 0HB

Asking Price: £995,000

SimonBrien

EXCLUSIVE ASSOCIATE OF





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Welcome to Monad, an architectural triumph in the heart of Cultra, Holywood — one of Northern Ireland’s most desirable addresses.

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 ensuites 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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Designed by the award-winning team at BGA Architects and brought to life by the expert craftsmanship of Andrew Dunlop Homes, Monad offers a rare opportunity to own a brand-new, architecturally significant residence in a secluded, mature setting. Surrounded by established trees and approached by a private lane, the home sits quietly, blending beautifully with its natural surroundings while standing out with undeniable elegance.

From the moment you arrive, Monad makes a striking first impression. The dramatic cantilevered entrance, dark timber cladding, and expansive floor-to-ceiling glazing create an exterior unlike anything else in the area. Step inside and you are greeted by a double-height entrance hall filled with natural light, enhanced by roof lights and a bespoke contemporary staircase that sets the tone for the sophisticated interior beyond.

The ground floor has been carefully designed with open-plan living in mind and caters perfectly to modern life. The kitchen, utility and boot room are fitted with custom cabinetry by Robinsons Interiors, combining sleek design with thoughtful functionality. Every element, from the high-end appliances to the precision lighting and fixtures, has been curated with quality and comfort in mind.



Upstairs, the first floor is home to four generous bedrooms, each thoughtfully appointed with ample storage and either an ensuite or Jack and Jill bathroom. Floor-to-ceiling glazing ensures every room is flooded with natural light, enhancing the sense of openness and tranquillity.

Outside, the landscaped gardens provide a calm and private oasis. A series of terraces are perfectly positioned to follow the sun throughout the day, offering ideal settings for entertaining or simply enjoying nature. Clever landscaping and cultivated planting create a uniquely serene environment, while the combination of hard and soft landscaping ensures the outdoor space is both functional and beautiful.

Monad has been finished to an exceptional standard throughout, with features including underfloor heating on both levels, an air source heat pump, sophisticated lighting and security systems, and high-performance aluminium sliding doors. The home is also future-ready, with an electric vehicle charging point and full wiring for entertainment systems.

For those looking to personalise the space further, we are delighted to introduce Quirc Interior Design. Led by renowned designer Catherine Quirke, Quirc offers bespoke turnkey solutions to ensure your home is not only beautiful but perfectly suited to your lifestyle.

Accommodation
Ground Floor

Cantilevered Porch

Double Height Entrance Hall

Lounge 21' x 12'10" (6.4m x 3.9m):

Home Office 12'10" x 5'11" (3.9m x 1.8m):

Snug/Playroom 12'10" x 12'10" (3.9m x 3.9m):

WC

Kitchen/Living/Dining 34'1" x 18'4" (10.4m x 5.6m):

Bootroom/Utility 10'2" x 9'10" (3.1m x 3m):

Garage 20'4" x 13'1" (6.2m x 4m):

Private Terrace 17'9" x 13'1" (5.4m x 4m):

First Floor

Landing

Principal Bedroom 13'9" x 4.0 To Max. (4.2m x 4.0 To Max.):

Dressing Room 10'2" x 9'2" (3.1m x 2.8m):

Bedroom 2 13'9" x 12'2" (4.2m x 3.7m):

Ensuite Shower Room

Bedroom 3 12'10" x 12'2" (3.9m x 3.7m):

Jack And Jill Ensuite 11'6" x 6'11" (3.5m x 2.1m):

Bedroom 4 12'10" x 12'2" (3.9m x 3.7m):

Linen Lobby











FLOOR PLANS



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SOLE SELLING AGENTS

Jennie Sharratt
Valuer
48 High Street
Holywood, BT18 9AE
T: 028 9042 8989
E: Jennie.Sharratt@simonbrien.com

