



Enjoying a superb location within walking distance of both Stormont Estate and Ballyhackamore, this attractive period semi detached home would be ideal for the growing family looking to avail of excellent local schooling for all ages.

Retaining many period features, there is an appealing warmth and character, with a contemporary twist. The versatile accommodation boast three reception rooms, bright and airy kitchen (with scope for extension subject to planning consent) and four bedrooms. The property also benefits from a family bathroom with separate shower room, ideal for busy family life.

Externally this is complemented by off-street parking, a large workshop/store and an enclosed rear garden which is west-facing.

Offers Over
£399,950

5 Cabin Hill Park,
Belfast,
BT5 7AL

Viewing by
appointment with
& through agent
028 9065 0000



- Handsome semi-detached home in highly desirable residential location
- Lounge with feature multi-fuel stove
- Separate dining room
- Additional snug off kitchen
- Kitchen with scope for extension (subject to planning consent)
- Four bedrooms, principal with feature fireplace
- Contemporary new bathroom/Separate Shower Room
- Downstairs WC
- Oil fired central heating/Majority Double glazing
- Fully rewired in 2022
- Front and west facing rear gardens
- Off-street driveway parking
- Large timber store/workshop
- Close to excellent local schools, amenities and Glider stops

The Property Comprises:

Ground Floor

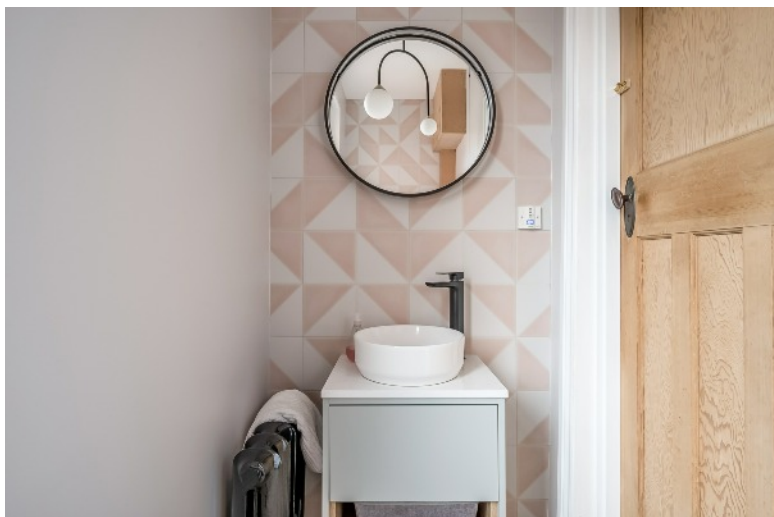
COVERED ENTRANCE PORCH: Hardwood front door with glazed insets and leaded stained glass side lights.



RECEPTION HALL: Cornice ceiling, picture rail. Laminate wood effect floor.



CLOAKROOM/WC: White suite comprising low flush wc, vanity sink unit, part tiled walls, tiled floor.



LIVING ROOM: 14' 10" x 11' 9" (4.51m x 3.59m) (into bay). Feature fireplace with multi-fuel stove. Laminate wood effect floor.



DINING ROOM: 11' 11" x 11' 10" (3.64m x 3.61m) (At widest point). Cornice ceiling, picture rail. Feature cast iron fireplace with tiled hearth, ethernet data port.



FAMILY/SITTING ROOM: 11' 11" x 9' 10" (3.63m x 3m) (Narrowing to 2.28; at widest points).
Cornice ceiling, picture rail. Laminate wood effect floor.



KITCHEN: 16' 3" x 9' 11" (4.95m x 3.02m) Range of high and low level units, display shelving, stainless steel sink unit with mixer tap. Britannia stainless steel range-style cooker with five ring gas hob. Plumbed for washing machine, plumbed for dishwasher. Integrated fridge, freezer. Cupboard under stairs. Solid wood flooring. uPVC back door to garden.



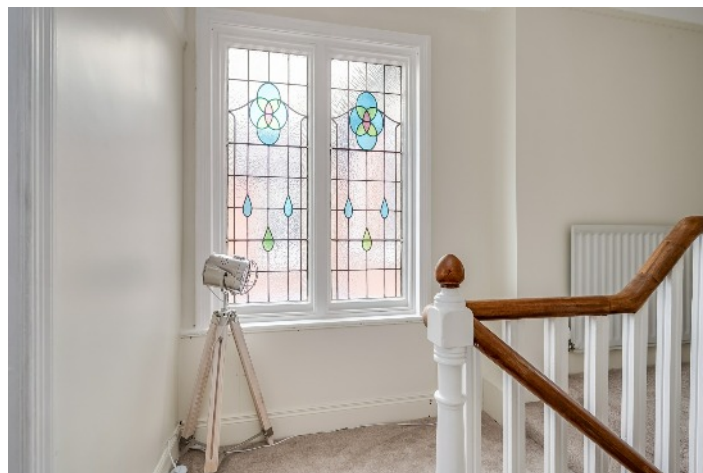
First Floor Return

BATHROOM: Free standing bath with mixer tap and telephone hand shower, part tiled walls, tiled floor, low flush wc, sink.



SHOWER ROOM: Fully tiled shower cubicle with electric shower, tiled floor, low voltage spotlights.

LANDING: Cornice ceiling, picture rail. Feature leaded stained glass windows.



First Floor

BEDROOM (1): 12' 0" x 11' 10" (3.66m x 3.61m) Cornice ceiling, picture rail. Feature fireplace with tiled surround.



BEDROOM (2): 12' 0" x 11' 10" (3.66m x 3.61m) (at widest point). Cornice ceiling, picture rail. Laminate wood effect floor.

BEDROOM (3): 10' 0" x 9' 7" (3.05m x 2.92m) (at widest point). Cornice ceiling, picture rail.

BEDROOM (4): 9' 10" x 8' 1" (3m x 2.47m) Cornice ceiling, picture rail. Access to roofspace, Laminate wood effect floor, ethernet data port.



Outside

Double entrance gates. Off-street driveway parking. Flowerbeds with variety of mature trees and shrubs.

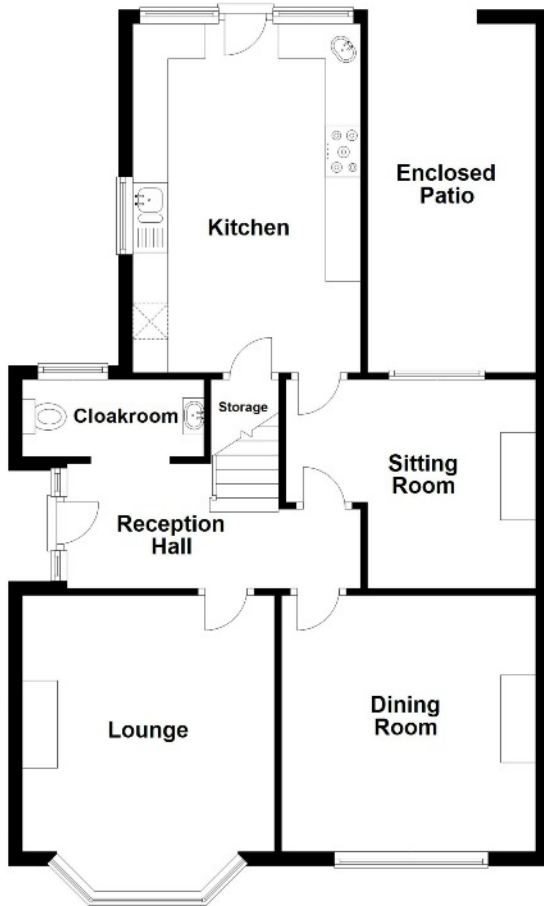
Bin storage area to side. Oil fired boiler house.

TIMBER WORKSHOP/STORE: Power and light. (No vehicular access). Adjacent shed.

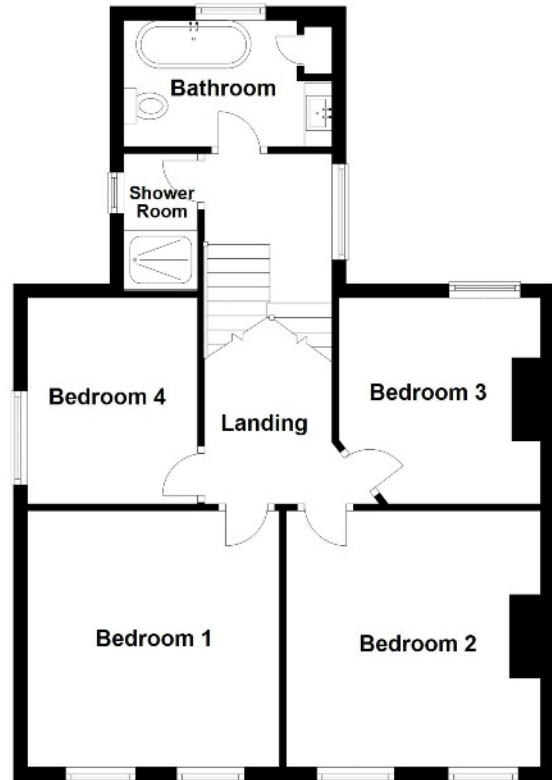
Gate to fully enclosed, west-facing rear garden. Lawn with mature trees. Covered yard area.



Ground Floor



First Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

5 Cabin Hill Park, Belfast

Location:

Heading countrybound from Ballyhackamore on Upper Newtownards Road, go through Knock lights and Cabin Hill Park is on the right hand side before Castlehill Road lights.

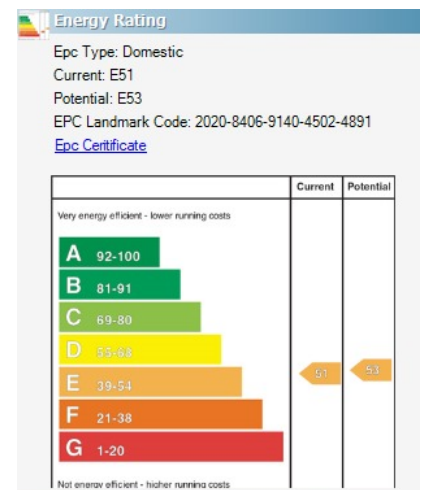
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