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## 3 Cabinhill Mews

Belfast  
BT5 7AE

Offers In Region Of £109,950



### 3 CABINHILL MEWS, BELFAST, BT5 7AE

- Spacious First Floor Apartment, Located in Cabinhill Mews
- Exclusive Over 55's Development
- Two Well Proportioned Bedrooms
- Kitchen with Casual Dining
- Spacious Living/Dining Room
- Bathroom With Separate Shower Cubicle
- Economy 7 Heating / uPVC Double Glazing
- Ample Parking For Residents & Visitors
- Well Maintained Communal Gardens
- Popular Residential Location, Close To Ballyhackamore Village, Local Amenities and Schools



#### Property Description

This spacious first floor apartment is located within Cabinhill Mews, situated off the Upper Newtownards Road. Cabin Hill Mews is an exclusive development for over 55s within walking distance of Ballyhackamore Village, amenities, bus routes etc.

In need of some modernisation, the property comprises of a spacious living/dining room, kitchen, two well-proportioned bedrooms and a bathroom with a separate shower cubicle. Externally the development has well maintained communal gardens and access to ample car parking for residents and visitors. Number 3 also has the added advantage of a stair lift to help with access to the first floor.



## Property Comprises

### ENTRANCE

Hardwood front door, stairs leading to first floor

### HALLWAY

Access to roof space, ample storage cupboard with electrics box, hot press with lagged copper cylinder tank.

### LIVING/DINING ROOM 18' 4" x 14' 5" (5.59m x 4.39m)

Outlook to front, recessed spotlights, access to kitchen.







### **KITCHEN 13' 4" x 7' 1" (4.06m x 2.16m)**

Rage of high and low level units, laminate work surface with stainless sink unit and drainer, one tub with mixer tap. Space for fridge freezer, space for oven cooker, in-built extractor fan plumbed for washing machine, breakfast bar for casual dining, partly tiled walls, vinyl flooring.



### **BEDROOM ONE 12' 5" x 10' 5" (3.78m x 3.18m)**

Outlook to rear

### **BEDROOM TWO 11' 2" x 7' 10" (3.4m x 2.39m)**

Outlook to rear, sliding wardrobes

### **BATHROOM**

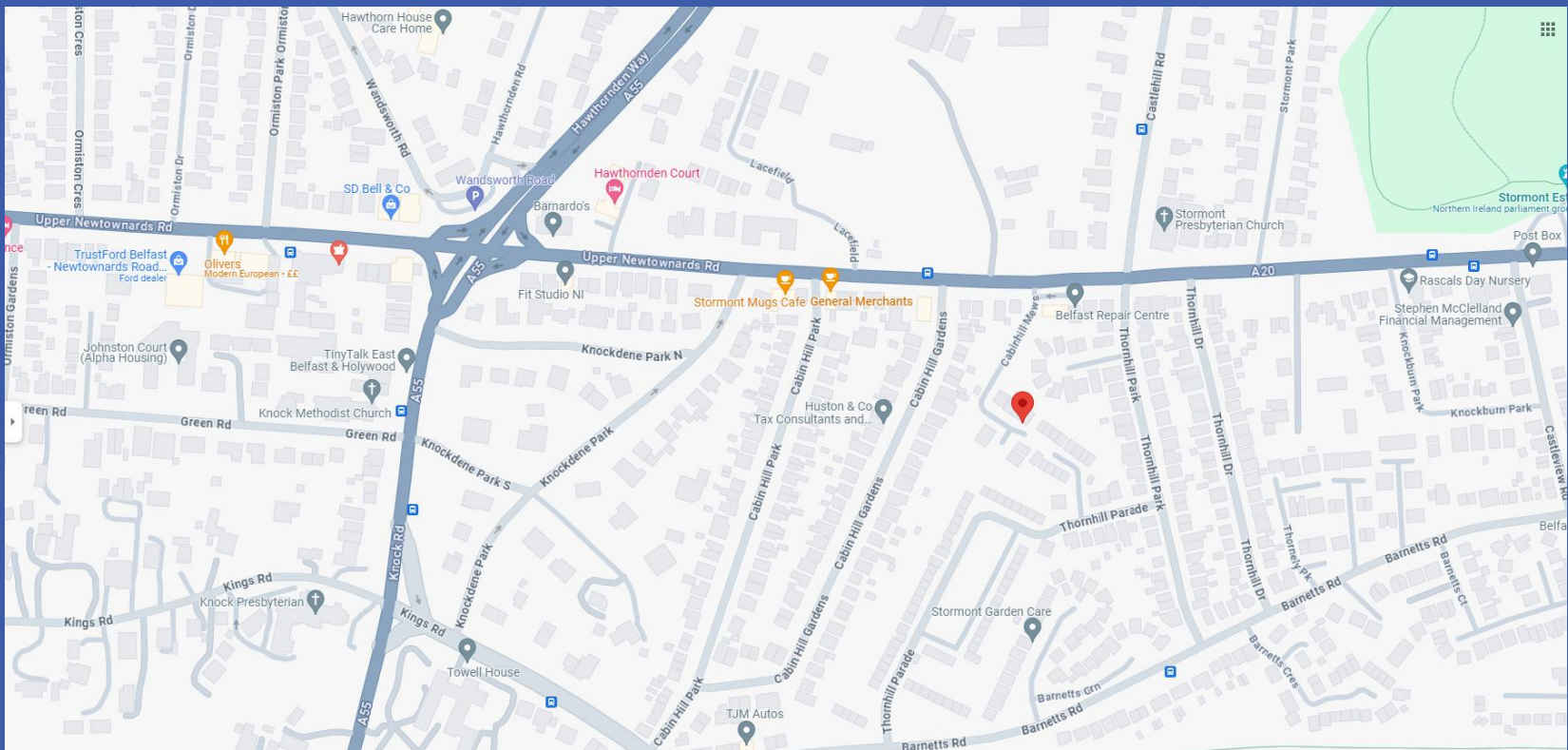
Suite comprising of low flush WC, full pedestal wash hand basin with hot and cold tap, panelled bath with hot and cold tap. Separate shower cubicle with electric shower unit, partly tiled walls, vinyl flooring, vertical chrome heated towel, electric Dimplex heater.

### **OUTSIDE**

Off street car parking.







**Directions:**

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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