



Well-presented throughout, this renovated detached residence is full of light and nice touches. Ready for immediate occupation, this will appeal to those seeking a contemporary stylish home with bright and spacious accommodation throughout.

Excellent local amenities, eateries and shops in Ballyhackamore, Kings Square and Cherryvalley are within a short stroll. Some of the province's leading schools are also within the vicinity.

We would urge viewing at your earliest convenience.

Offers Over
£285,000

60 Cabin Hill Park,
BELFAST,
BT5 7AN

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, modernised detached villa
- Three double bedrooms
- Two spacious reception rooms, one with fireplace
- Contemporary fully fitted kitchen open plan to dining
- Ground floor wc/utility room
- uPVC double glazed windows
- Front and rear gardens
- Gas fired central heating
- Driveway parking for three vehicles
- Excellent location to the leading schools associated with East Belfast
- Close proximity to Ballyhackamore and Belmont
- No onward chain

The Property Comprises:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL: Walk-in under stairs storage cupboard. Cornice ceiling.

UTILITY/CLOAKROOM: White suite comprising low flush wc, sink unit with built-in storage, plumbed for washing machine. Extractor fan, ceramic tiled floor.

DRAWING ROOM: 18' 3" x 10' 8" (5.56m x 3.25m) (into bay). Cornice ceiling. Feature fireplace with gas coal effect fire.

SITTING ROOM: 14' 1" x 10' 8" (4.29m x 3.25m) (into bay). Hole-in-the-wall fireplace, tiled hearth, recessed spotlights. Cornice ceiling.

KITCHEN/DINING: 14' 0" x 10' 0" (4.27m x 3.05m) (at widest points). Excellent range of high and low level units. Integrated appliances including four ring gas hob, eye level oven, fridge/freezer, dishwasher. Centre island unit with sink unit and mixer tap. Built-in storage with handleless door. Concealed Worcester Bosch gas fired boiler, ceramic tiled floor. Open plan to dining area with double sliding doors to enclosed rear garden.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 13' 1" x 10' 8" (3.99m x 3.25m) (at widest points).

BEDROOM (2): 11' 8" x 11' 0" (3.56m x 3.35m)

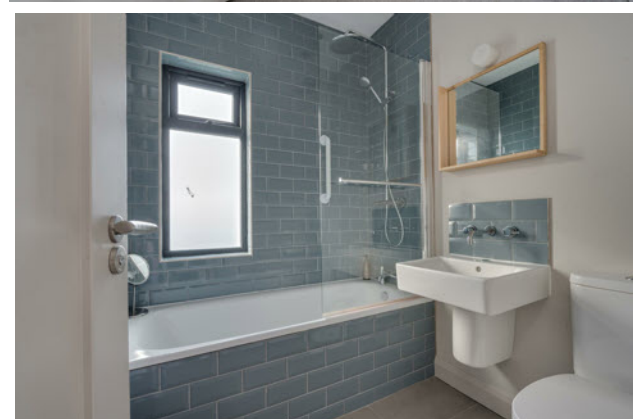
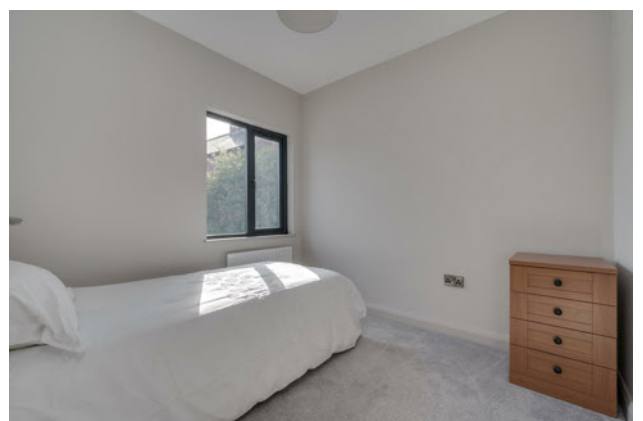
BEDROOM (3): 9' 0" x 8' 8" (2.74m x 2.64m)

LUXURY BATHROOM: White suite comprising tiled panelled bath, thermostatically controlled shower. Wash hand basin with tiled splashback and mixer tap. Heated towel rail, extractor fan. Ceramic tiled floor.

Outside

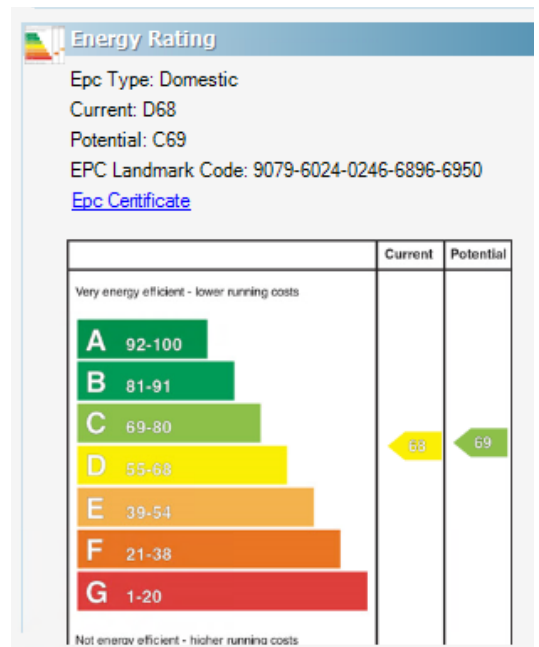
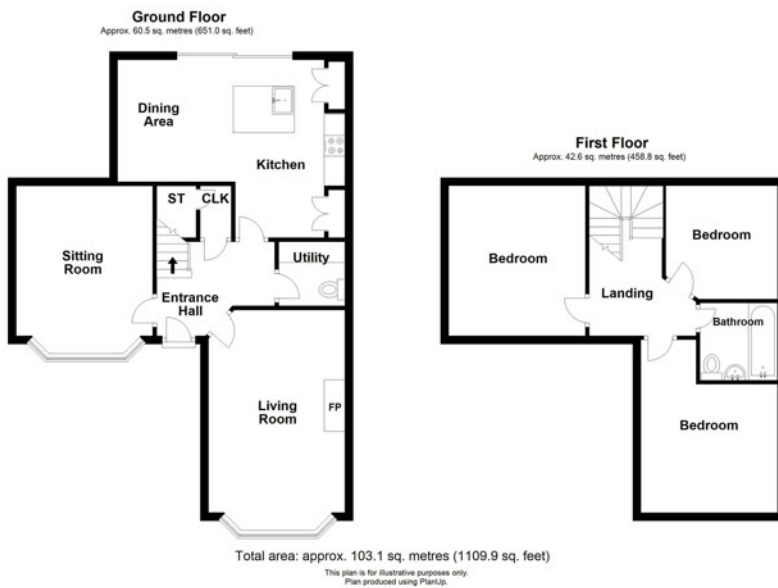
FRONT GARDEN: In lawns, mature hedging, tarmac driveway, ample car parking for approximately three cars. Gate to:

ENCLOSED REAR GARDEN: In lawns, paved patio area, outside tap. Flowerbeds with plants, tree and flowering shrubs. Storage areas to both sides. Timber shed.



Location:

From Knock lights, head towards Stormont on the Upper Newtownards Road. Cabin Hill Park is just after the shops on the right hand side. It runs down to the Kings Road and No. 60 is at this end.



Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



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