



Offering deceptively spacious accommodation over two floors, this delightful period detached villa should attract a broad spectrum of buyers, perfect for the growing family and entertaining alike.

Comprising two separate reception rooms with the warmth of open fires and a bright and spacious kitchen with dining area there is plenty for all on the ground floor. Three bedrooms and family bathroom occupy the first floor.

Ideally located close to Ballyhackamore, Cherryvalley, Belmont and with the award winning General Merchants within walking distance, the property is also near some of the province's leading primary and post-primary schools thus adding to its undoubted appeal.

With the new Gilder bus system at the bottom of the street, this provides excellent transport links to both Belfast City Centre and Dundonald.

Internal inspection is highly recommended.

Offers Over
£299,950

40 Cabin Hill Gardens,
BELFAST,
BT5 7AQ

Viewing by
appointment with
& through agent
028 9065 0000

- Detached, Period Family Home in Superb Location
- Three Well-Proportioned Bedrooms
- Bright & Spacious Family Room with Feature Fireplace
- Seperate Dining / Living Room with Feature Fireplace
- Kitchen with Casual Dining Area
- Cloakroom with Downstairs WC
- Bathroom with Contemporary White Suite
- OFCH / uPVC Double Glazing Throughout
- Off-Street Driveway Park for Multiple Cars
- South-Easterly Facing Enclosed Rear Garden
- Detached Garage with Power + Light
- Province Leading Primary & Secondary Schools Close By
- Walking Distance to Belmont & Ballyhackamore Villages'
- Fantastic Public Transport Links to Belfast City & Dundonald



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Wooden front door with glazed panels and side light.

RECEPTION HALL: Wood effect laminate flooring, cornice ceiling.

FAMILY ROOM: 12' 8" x 12' 8" (3.867m x 3.852m) Wood effect laminate flooring, cornice ceiling, picture rail, feature fireplace with wooden mantel, tiled surround and hearth. Option for open fire. Two feature stain glass windows.



DINING/LIVING ROOM: 12' 0" x 11' 4" (3.66m x 3.457m) Wood effect laminate flooring. Cornice ceiling, picture rail. Two feature stained glass windows. Feature fireplace with wooden mantel. Tiled surround and hearth.



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KITCHEN: Range of high and low level units, laminate work surfaces. One and a half bowl stainless steel sink unit with chrome mixer taps. Under bench oven with four ring electric hob above. Extractor hood. Space for fridge and freezer. Plumbed for washing machine. Ceramic tiled floor.



DOWNSTAIRS W.C.: Low flush wc, wood effect laminate flooring. Housing for electrics. Wooden panelling.

First Floor

LANDING: Feature stained glass window. Cornice ceiling. Hotpress cupboard with shelving.



BEDROOM (1): 12' 8" x 12' 0" (3.86m x 3.66m) Range of built-in wardrobes and shelving. Cornice ceiling. Picture rail.



BEDROOM (2): 11' 12" x 11' 4" (3.651m x 3.467m) Cornice ceiling. Outlook to rear.



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BEDROOM (3): 7' 11" x 7' 10" (2.413m x 2.394m) Cornice ceiling.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over and shower screen. Part-tiled walls, wood effect flooring. Access to roofspace.



Outside

GARAGE: 19' 4" x 10' 4" (5.894m x 3.155m) Up and over door. Power and light.

FRONT GARDEN: Garden laid in lawn with mature shrubbery and hedging. Off-street driveway parking for multiple cars. Access to garage.

REAR GARDEN: Enclosed rear garden with south-easterly facing aspect laid in lawn, mature shrubbery and surrounding hedging. Paved patio area ideal for summer entertaining. Outside light and outside tap. uPVC oil tank. Access to side of property and garage.



Location:

Heading country bound on Upper Newtownards Road, continue through Knock lights. Cabin Hill Gardens is second on the right, just after General Merchants.

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Energy Rating

Epc Type: Domestic

Current: E42

Potential: D59

EPC Landmark Code: 9177-2903-0191-9401-6945

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		59
E 39-54	42	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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With You Every Step of the Way

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