

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



45 CABIN HILL PARK, BELFAST, BT5 7AN

OFFERS AROUND £275,000

An excellent opportunity to purchase a detached bungalow located in the very desirable Cabin Hill Park, just off the Upper Newtownards Road, within a short stroll to Stormont Estate. Many of the original features have been retained and with some modernisation this property could become an excellent home.

Comprising reception hall with wood panelled walls, living room with corner fireplace and leading to a living room and onto a conservatory overlooking the rear garden, the property further benefits from two good sized bedrooms, one with en-suite shower room and bedroom two offering access to a fully floored and sheeted roofspace. Outside the property offers easily managed gardens to the front and mostly paved patio garden to the rear with a good sized driveway offering off road parking and leading to a detached garage.

Priced for modernisation and with bungalows in this area being extremely difficult to find, we expect high demand from a wide range of purchasers and would recommend an internal inspection to fully appreciate all this property has to offer.



Key Features

- Attractive Red Brick Detached Property In Popular & Convenient Location
- Two Reception Rooms, One On Lower Level Leading To Sun Room
- Access To Fully Floored Roofspace Via Bedroom Two
- Driveway Leading To Detached Garage And Manageable Gardens
- Two Bedrooms, Both With Bay Windows And Master With Ensuite
- Good Size Fitted Kitchen With Built-In Split Level Oven And Hob
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Offering Tonnes Of Potential And Priced To Allow For Modernisation



Accommodation Comprises

Reception Hall

Wood panelled walls, plate rack.

Lounge

17 x 10'4

Fireplace with tiled inset, built in cupboards, plate rack. Doors to lower level.

Living Room

13'9 x 11'2

Plate rack. Sliding door to:

Sun Room

12'4 x 9'9

Tiled floor. PVC doors to rear.

Kitchen

14'7 x 7'9

Excellent range of high and low level units, single drainer stainless steel sink unit, plumbed for dishwasher and washing machine, space for fridge/freezer, built-in oven and four ring hob, part tiled walls.

Bedroom 1

16'7 x 10'9

(into bay) Built-in robes.

Ensuite Shower Room

Suite comprising corner shower cubicle, low flush WC and pedestal wash hand basin, fully tiled walls and floor.

Bedroom 2

11 x 10'7

(into bay) Fixed stairs to:

Roofspace

14'9 x 8'2

Fully floored and sheeted. Velux window.

Bathroom

White suite comprising panelled bath with mixer tap and shower over, wash hand basin and low flush WC. Tiled walls.

Outside

Attractive garden to front with lawn, driveway to front and side, paved garden to rear, detached garage.







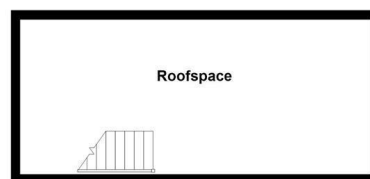




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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RENTAL DIVISION
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