

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**41 CABIN HILL PARK, BELFAST, BT5 7AN**

**OFFERS OVER £299,950**

A beautiful semi detached property in the much sought after Cabin Hill area of East Belfast, offering bright spacious accommodation, including generous off street parking, West facing garden for the evening sun, and detached garage.

This property offers lots of original period features, including circular bays and high ceilings, ideal for professionals or families wanting great space in such a desirable area. Comprising of entrance hall with herringbone style wood block flooring, two receptions including lounge, and separate dining room, both with attractive fireplaces and wood laminate flooring. Luxury kitchen comprising of modern range of white gloss units, wood block worktops, range of integrated appliances and breakfast bar. The kitchen also comprises of wood laminate flooring which continues through to an excellent sunroom with patio doors to a West facing garden, ideal for the evening sun.

The first floor offers three well proportioned bedrooms, including master bedroom with circular bay. Family bathroom comprising of white suite with free standing feature roll top bath, walk in shower cubicle, partly tiled walls and ceramic tile flooring. The outside includes front garden with flower beds and generous tarmac driveway, Enclosed rear garden, including timber decking area leading to lawn, and detached garage.

A great location, convenient to many of East Belfast schools, shops and restaurants. Within walking distance to Ballyhackamore and easy access to main arterial routes to Belfast and beyond, not to mention the express Glider bus service into the City Centre.



## Key Features

- A Beautiful Semi Detached Property In The Sought After Cabin Hill Area
- Luxury Kitchen Comprising Of Modern Range Of White Gloss Units
- Three Well Proportioned Bedrooms, Master Bedroom With Circular Bay
- Enclosed Rear Garden With Timber Decking Area And Detached Garage
- Two Reception Rooms Including Lounge And Separate Dining Room
- Excellent Sun Room With Patio Doors To A West Facing Garden
- Family Bathroom Suite With Free Standing Feature Roll Top Bath
- Within Walking Distance To Ballyhackamore And Access To Glider Routes



## Accommodation Comprises

### Enclosed Entrance Porch

Tiled flooring. Glazed door to:

### Entrance Hall

Herringbone style wood block flooring.

### Lounge

16'0 x 11'0

(into bay) Attractive cast iron fireplace with granite surround and hearth. Wood laminate flooring.

### Dining Room

13 x 12'5

Attractive cast iron fireplace with gas fire (currently not connected)

### Kitchen

16'9 x 8'7

Modern range of high and low level 'white gloss' units with wood block worktops with upstand, and single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, feature shelving, integrated dishwasher, housing for microwave, breakfast bar, wood laminate flooring, recessed spotlighting, feature radiator, cloak space under stairs with plumbing for washing machine. Glazed double doors to:

### Sun Room

11'7 x 11'4

Recessed spotlighting, wood laminate flooring, patio doors to garden.

## First Floor

### Landing

Linen cupboard with gas fired boiler.

### Bedroom 1

15'9 x 15'9

(into bay)

### Bedroom 2

13'2 x 10'0

### Bedroom 3

9'0 x 7'9

### Bathroom

White suite comprising freestanding roll top bath, walk-in shower cubicle with electric shower, tiled walls and sliding shower doors. vanity unit with mixer tap and tiled splashback, low flush WC. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

### Outside

Front garden with flower bed and generous tarmac driveway. Enclosed rear West facing garden with timber decking area leading to lawn.

### Detached Garage

17'2 x 7'6

Light and power. Up and over door.











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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	63	65
<b>Northern Ireland</b>	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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