

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 CABIN HILL PARK, BELFAST, BT5 7AL

OFFERS OVER £349,950

A beautifully presented extended semi-detached property in the much sought after Cabin Hill Park, offering generous accommodation, retaining much of its original character, and including a superb rear extension with open plan kitchen/dining/living space overlooking a West facing garden.

This property has undergone significant improvements to include the rear extension, as recent as 2015, and boasts three different reception areas on the ground floor, and four well proportioned bedrooms on the first floor. The entrance hall comprises of original inner front door with feature stained glass, wood laminate flooring, ground floor toilet suite, and utility cupboard. The receptions include lounge with bay window, living room with wood burning stove, opening to dining area with patio doors, which further opens to luxury white gloss kitchen with large feature island and integrated appliances.

The first floor includes four well proportioned bedrooms, master bedroom including range of built-in robes, and the remaining three including wood laminate flooring. Family bathroom comprising of modern white suite, including panelled bath, separate walk-in shower cubicle with built-in shower, vanity unit, fully tiled walls and ceramic tiled flooring. Furthermore, the bright spacious landing includes feature stained glass window, and slingsby type ladder to partly floored roofspace which includes recently replaced gas fired boiler.

The outside area has been improved to include a much larger driveway to front, laid in attractive brick paviour. Enclosed West facing garden to rear comprising of raised timber decking area from rear patio doors, and leading to attractive lawn with surrounding flowerbeds. Further benefits include timber garage and attractive mature trees. Set in the tree lined streets of Cabin Hill, and close to many local amenities, not to mention Ballyhackamore village and the glider bus service into Belfast city centre, View now to avoid disappointment.



Key Features

- Excellent Extended Semi-Detached Property In A Popular Location
- Luxury Kitchen With Large Island And Integrated Appliances
- Family Bathroom With Panelled Bath And Separate Shower Cubicle
- West Facing Garden With Timber Decking And Timber Garage
- Rear Extension With Open Plan Kitchen, Dining And Living Space
- Four Well Proportioned Bedrooms, Master With Built-In Wardobes
- Gas Fired Central Heating System & Upvc Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities & Bus Routes



Accommodation Comprises

Enclosed Entrance Porch

Tiled flooring.

Entrance Hall

Wood laminate flooring.

Ground Floor WC

Modern white suite comprising vanity unit with mixer, tiled splashback and low flush WC. Ceramic tiled flooring.

Utility Cupboard

High level units, plumbing for washing machine, ceramic tiled flooring.

Lounge

14'2 x 12'0
(into bay) Wood laminate flooring. Recessed spotlighting.

Living Room

11'8 x 11'7
Attractive hole in wall fireplace with wood burning stove, timber plinth and slate tiled hearth, wood laminate flooring, recessed spotlighting. Open to:

Kitchen

17'0 x 10'0
(At widest point) Modern range of high and low level white gloss units, granite work surfaces with upstand and single drainer inset 1 1/4 bowl stainless steel sink unit with mixer tap, housing for American style fridge freezer, integrated dishwasher, large feature island with granite work surfaces, ceramic hob with overhead extractor, pull-up sockets, recessed spotlighting, porcelain tiled flooring.

Dining Room

14'0 x 8'0
Porcelain tiled flooring. Patio doors to rear garden. Open to:

First Floor

Landing

Stained glass feature wall. Access to roofspace.

Bedroom 1

11'1 x 11'0
Including range of built-in robes.

Bedroom 2

11'1 x 10'0
Wood laminate flooring.

Bedroom 3

9'0 x 9'0
Wood laminate flooring.

Bedroom 4

8'0 x 8'0
Wood laminate flooring.

Bathroom

Modern white suite comprising panelled bath with mixer tap, walk-in shower cubicle with built-in shower and shower door, vanity unit with mixer tap, low flush WC, bluetooth mirror, chrome feature radiator, fully tiled walls, ceramic tiled flooring, PVC panel ceiling, extractor fan.

Roofspace

Slingsby type ladder to partly floored roofspace with gas fired boiler.

Outside

Large brick paviour driveway to front. Enclosed West facing garden to rear with raised timber decking area, leading to lawn with flowerbeds.

Timber Garage

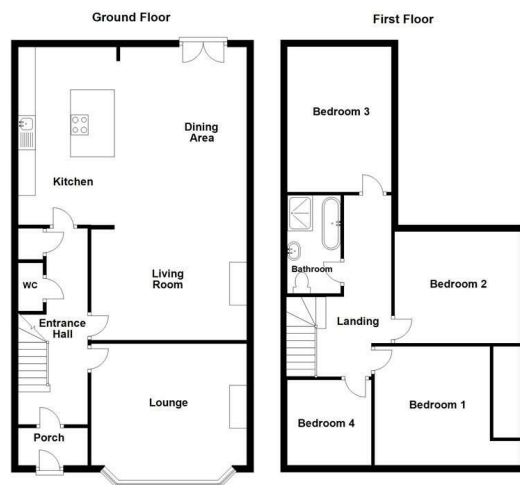
22'0 x 8'0
Light and power.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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	

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 misstatement. 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 PlanSpace.

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.

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