

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



24 CABIN HILL GARDENS, BELFAST, BT5 7AP

OFFERS OVER £495,000

A beautifully presented detached family home within walking distance of Ballyhackamore, comprising of a fantastic extension to the rear overlooking a beautiful garden with lawn and patio, this property will not disappoint.

The accommodation comprises of bright spacious entrance hall with feature stained glass windows, attractive tiled flooring, and ground floor toilet suite. Lounge includes attractive cast iron fireplace with carved wood surround, bay window and engineered wood flooring. Dining room also enjoys an attractive fireplace, and solid Oak wood flooring opening to a superb extension with generous living room, floor to ceiling glass with large sliding patio doors to the rear overlooking the garden. The living space further opens to a luxury kitchen comprising of carved stone worktops, Smeg gas range cooker, integrated appliances, and ceramic tiled flooring. The ground floor further benefits from utility off the kitchen, and home office off living room with floor to ceiling glass overlooking garden.

Overall, the accommodation includes four bedrooms, two on the first floor and two on the second floor. The first floor offers a bathroom comprising of classic white suite with wood effect tile flooring and timber panel walls and ceiling. Furthermore, a separate luxury shower room with walk-in shower cubicle, ceramic tiled flooring, partly tiled walls, and double built-in storage cupboard. The outside area includes front garden with flowerbeds including shrubs and hedge and large gated driveway. The rear garden is beautifully maintained and offers patio to attractive lawn, flowerbeds and path leading to a second raised patio area with pond.

This property retains many of its original features yet has been modernised and extended with great attention to details over many years, located in a mature residential area close to the vast range of amenities within East Belfast, this property is a must view at your earliest opportunity.



Key Features

- Excellent Detached Family Home Within Walking Distance Of Ballyhackamore
- Fantastic Extension Offering Living Space With Floor To Ceiling Windows
- Four Bedrooms, Bathroom And Shower Room Across The First And Second Floor
- Downstairs WC, Gas Fired Central Heating And Upvc Double Glazed Windows
- Lounge And Dining Room, Both With Cast Iron Fireplaces And Wood Flooring
- Luxury Kitchen With Integrated Appliances Including Gas Range Cooker
- Front Garden, Gated Driveway And Attractive Rear Garden With Patio And Pond
- Convenient Location Close To A Wide Range Of Local Amenities And Bus Routes



Accommodation

Comprises:

Entrance Porch

Entrance Hall

Feature stained glass windows, attractive tile flooring.

Ground Floor W.C

White suite comprising wash hand basin, tiled splashback, low flush w.c., tiled effect laminate flooring, part timber panelled walls.

Lounge

12'0 x 12'0 (into bay)

Attractive cast iron fireplace with carved wood surround, tiled inset and hearth.

Dining Room

13'0 x 11'0

Attractive cast iron fireplace with carved wood surround, tiled inset and hearth, solid Oak wood flooring, recessed spotlighting, cloak cupboard. Open to:

Living Room

17'0 x 14'0

Feature radiators, solid Oak wood flooring, two Velux windows, recessed spotlighting, large sliding patio doors to garden. Open to:

Kitchen

10'0 x 10'0

Range of high and low level cream units, carved stone work surfaces with upstand, single drainer to inset 1 1/4 bowl stainless steel sink unit with mixer tap with Oak wood splashback, Smeg five ring gas range cooker, stainless steel splashback and stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, built-in Neff microwave, ceramic tile flooring, large Velux window, recessed spotlighting.

Utility

8'0 x 7'0

Range of high and low level units, formica work surfaces with inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, gas fired boiler, space for tumble dryer.

Study/Home Office

10'1 x 8'0

Solid Oak wood panel flooring, recessed spotlighting.

First Floor

Landing

Linen cupboard, feature stained glass window.

Bedroom 1

12'0 x 12'0 (into bay)

Bedroom 2

11'0 x 10'0

Bathroom

Classic white suite comprising panelled bath with timber panelling, vanity unit, high flush W.C., wood effect tile flooring, timber panelled walls and ceiling.

Shower Room

Modern white suite comprising walk-in shower cubicle with built-in shower, sliding shower doors, part tiled walls, wash hand basin with mixer tap, tiled splashback, chrome feature radiator, ceramic tile flooring, recessed spotlighting, extractor fan, double built-in storage cupboard.

Second Floor

Landing

Bedroom 3

15'1 x 7'0 (at widest point)
Velux window.

Bedroom 4

8'0 x 5'0

(average) Velux window, built-in robes and eaves storage.

Outside

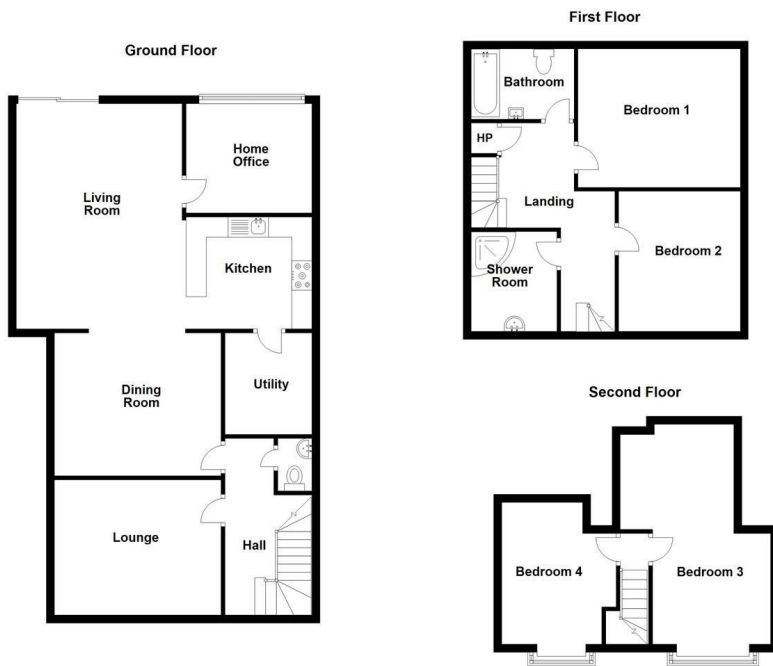
Front garden with flowerbeds including shrubs and hedges. Large gated tarmac driveway, enclosed rear garden with patio leading to well-maintained lawn, flowerbeds and path leading to a second raised patio and pond. Two timber sheds, boundary hedge and fence.











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 PlanIt.

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.

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