



Tucked away in a quiet yet convenient cul-de-sac off the Upper Newtownards Road, Cabin Hill Mews is a well-designed purpose-built development exclusively for the over 55's.

Number one has been modernised and is therefore ready to move into. Both bedrooms can be classed as doubles whilst the reception room is large enough to incorporate both sitting and dining areas. A modern kitchen and shower room completes the main accommodation.

Externally there are well-tended communal areas including parking, gardens and a residents lounge.

It is only upon personal, internal inspection that one can appreciate all this fine apartment in a highly sought after scheme has to offer.

Offers Over
£165,000

1 Cabin Hill Mews,
Stormont,
BELFAST,
BT5 7AE

Viewing by
appointment with
& through agent
028 9065 0000

- Ground floor apartment with own front door
- Exclusive, private development for the over 55's only
- Two well-proportioned bedrooms; one with built-in robes
- Spacious lounge with feature fireplace
- Separate, modern kitchen with appliances
- Contemporary shower room
- Recently installed PVC double glazing
- Economy 7 central heating
- Communal gardens to rear with own access
- Parking for residents and visitors
- Door entry intercom system; pull-cord alert system
- Communal meeting lounge
- Short stroll to local shops, Glider stop and Stormont Estate
- No onward chain



The Property Comprises:

Ground Floor

uPVC woodgrain double glazed sliding doors to:

ENCLOSED TILED SUN PORCH: Door to:

LOUNGE: 17' 7" x 14' 5" (5.36m x 4.39m) (into square bay). Feature fireplace with wood surround, marble inset and hearth, built-in storage unit.

KITCHEN: 13' 2" x 6' 8" (4.01m x 2.03m) Modern range of high and low level units, stainless steel one and a half bowl sink unit with mixer tap. Integrated Phillips Whirlpool oven, Panasonic microwave, four ring induction hob. Broom cupboard, space for fridge/freezer, part tiled walls, ceramic tiled floor. Walk-in cloaks cupboard with excellent storage and shelving. Plumbed for dishwasher, plumbed for washing machine. Door to patio/gardens.

REAR HALLWAY: Cloaks cupboard with shelving. Hotpress with built-in shelving.



BEDROOM (1): 12' 7" x 10' 3" (3.84m x 3.12m)

Built-in robes with rails, shelving.

BEDROOM (2): 11' 1" x 7' 8" (3.38m x 2.34m)

SHOWER ROOM: Corner shower cubicle with Mira "Vie" electric shower. Vanity unit with wash hand basin, low flush wc, storage cupboard.

Heated towel rail.



Outside

Communal gardens and parking areas.

Garden to rear laid in lawns.

Management company

FOUR SEASONS HEALTH CARE

SERVICE CHARGE: CURRENTLY £83.49 PER MONTH



PLEASE NOTE: The sum equivalent to 1% of the sale price for each year of ownership (up to a maximum of 5%) to be paid to the Management Company on the completion of any future sale.



Location:

Travelling along the Upper Newtownards Road countrybound from Knock lights, Cabin Hill Mews is on the right just before the shops at the traffic lights at Castlehill Road.

Ground Floor

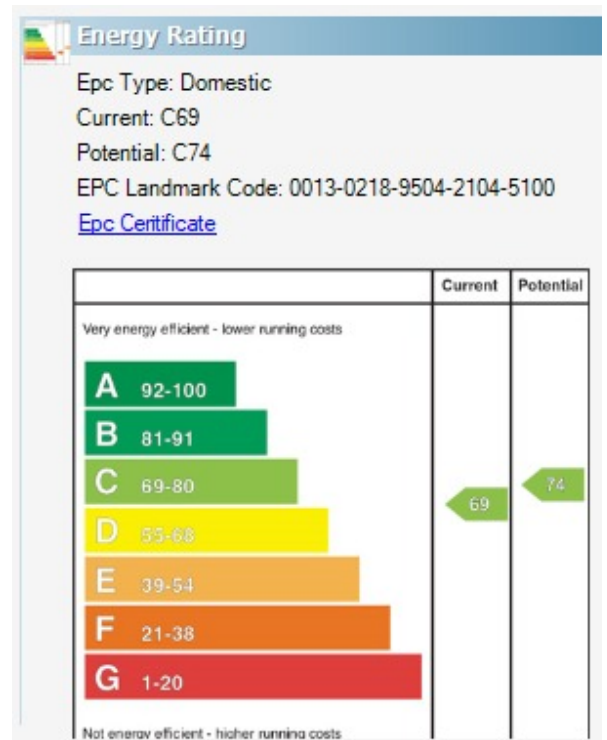


Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

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Lisburn Road - 028 90 66 3030
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Lisburn - 028 92 66 1700

www.templetonrobinson.com



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