



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

44 Cabin Hill Park,
Belfast,
County Antrim, BT5

Offers Over: £395,000

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

44 Cabin Hill Park, Belfast, County Antrim, BT5

Offers Over: £395,000

EPC Rating: D

Cabin Hill Park is a much admired and highly regarded residential address in East Belfast.

An excellent selection of amenities and attractions are all within walking distance whilst the vibrant Ballyhackamore Village with all to offer is close by. In addition the Glider Transit System and the grounds of Stormont Estate are also in easy reach.

Belfast City Centre is also easily accessible for the daily commuter and further more this enviable location falls within the catchment area to a superb selection of schooling for all ages.

The property itself has recently undergone substantial renovations within recent years by the current owners - the end result is a beautiful modern family home with a clever twist of period features having been retained.

Of particular note is the contemporary fitted kitchen open plan to dining / living area with French doors to a private, landscaped garden area to rear - perfect for modern family living.

Early internal inspection cannot be recommended enough to appreciate the many selling points this truly impressive home has to offer.

Steps To...

Covered Entrance Porch

Composite front door with glazed inset to...

Welcoming Entrance Hall

Feature stain glass and lead inset window. Original parquet wooden flooring. Feature wood panelling. Under stairs storage.

Downstairs Dual Flush W/C

Pedestal wash hand basin with chrome dual mixer tap. Recessed spotlighting. Original tiled flooring.

Lounge

16'3" / 12'4" (4.95m / 3.76m)

Into bay window. Cast iron wood burning stove with tiled hearth. Oak engineered wooden flooring. Cornice work. Picture rail.

Contemporary Lonsdale Fitted Kitchen Open Plan To Dining / Living Area

19'1" / 16'6" (5.82m / 5.03m)

At widest points. One and 1/2 bowl Franke sink unit with dual mixer tap. Excellent range of high and low level soft closing units with quartz work tops and up stand. Integrated five ring gas hob and built in oven with integrated extractor hood. Integrated fridge / freezer. Integrated washing machine. Integrated dishwasher. Walk in pantry. Amtico parquet wooden flooring. Recessed spotlighting. Ample dining area. uPVC French doors and uPVC door to rear.

First Floor

Bedroom One

16'3" / 11 (4.95m / 11)

Into bay window. Picture rail. Cornice work.

Bedroom Two

14'1" / 10'9" (4.3m / 3.28m)

Cornice work.

Bedroom Three

8'9" / 7'9" (2.67m / 2.36m)

Picture rail.

Luxury Family Bathroom Suite

Comprising stone resin freestanding bath with crosswater mixer tap. Fully tiled walk in shower with thermostatically controlled shower and overhead drencher. Floating vanity unit with inset stone resin sink and chrome mixer tap. Dual flush w/c. Fully tiled walls. Cosy toes

heated flooring with remote smart thermostat. Anthracite matt heated towel rail. Recessed dimmable spotlighting. Extractor fan.

Landing

Access to roof space via slingsby ladder

Partially floored with light and power. Gas fired boiler.

Outside

Well tended garden area to front in lawn and flower beds. Cobbled driveway for ample car parking. Side access. Enclosed private landscaped garden to rear bordered by fencing and hedging in lawn and paved patio area. Outside tap / light.

Detached Garage

16'4" / 9 (4.98m / 9)

With up and over door. Light and power.

The Reeds Rains branches at 350 Upper Newtownards Road,

For full EPC please contact the branch.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.