



As soon as you enter the wood-panelled reception hall, you get a feel for the warmth and character this lovely home exudes.

In addition to a spacious lounge with feature bay window, the ground floor boasts an impressive extended living/dining area with feature vaulted ceiling, open plan to a contemporary Parkes kitchen. The first floor accommodation comprises of three bedrooms and fixed stair case to a generous attic room.

Externally this is complemented by a garage, ample parking and a private rear garden with patio seating area, which enjoys South/West aspects. There is planning permission approved for side extension and attic conversion.

Ideally located close to Ballyhackamore, Cherryvalley and Belmont, the property is also near some of the province's leading primary and post-primary schools thus adding to its undoubted appeal.

Offers Over
£445,000

23 Cabin Hill Park,
BELFAST,
BT5 7AL

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully presented extended detached home
- Lounge with bay window
- Living area with range of built in shelving, open to..
- Parkes kitchen with range of appliances, open to casual dining area
- Three bedrooms, principal with bay window
- Contemporary bathroom with separate shower
- Generous floored attic room
- Gas central heating system
- Majority of windows double glazed/Recently rewired
- Feature cast iron radiators in ground floor rooms and main bedroom
- Off street parking/Detached garage
- Enclosed south/west facing rear garden with patio seating area
- Close to Stormont Estate, leading local schools and Ballyhackamore Village
- Planning passed for single storey side extension and attic conversion: LA04/2023/2305/F for more detailed information please call the office



The Property Comprises:

Ground Floor

Feature stained glass front door and glazed side panels to . . .

ENTRANCE HALL: Wooden floor, understairs storage cupboard with gas boiler, feature wood panelled walls.



LOUNGE: 15' 1" x 11' 8" (4.6m x 3.56m) (into bay window). Cornice ceiling, picture rail.



LIVING ROOM: 13' 5" x 11' 7" (4.09m x 3.53m) Feature built-in shelving, cornice ceiling, picture rail, tiled floor. Open plan to . . .



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KITCHEN/DINING AREA: 19' 6" x 16' 10" (5.94m x 5.13m) (at widest points). Parkes kitchen with range of high and low level units, built-in larder, quartz work surfaces, Belfast style sink with boiling water tap and Franke waste disposal unit, Siemens induction hob, electric double oven, one with steam function, extractor fan, integrated dishwasher, fridge and freezer, glazed double doors to rear, tiled floor. Dining area with feature vaulted ceiling and Velux window, breakfast bar area, tiled floor.



First Floor

LANDING: Feature stained glass window, wooden floor.

BEDROOM (1): 15' 1" x 11' 8" (4.6m x 3.56m) (into bay window). Picture rail.



BEDROOM (2): 12' 0" x 11' 9" (3.66m x 3.58m)



BEDROOM (3): 8' 0" x 7' 4" (2.44m x 2.24m) Wooden floor.



BATHROOM: White suite comprising bath, vanity sink unit, fully tiled shower cubicle with telephone hand shower and rainhead shower head, low flush wc, heated towel rail, part tiled walls, tiled floor, low voltage spotlights, built-in towel cupboard, underfloor heating.



Fixed stairs to . . .

ATTIC ROOM: 15' 0" x 10' 1" (4.57m x 3.07m) Laminate wood effect floor, Velux window, storage in eaves.



Outside

FRONT: Gated entrance to . . .

GARAGE: 19' 3" x 9' 11" (5.87m x 3.02m) Up and over door, light and power, plumbed for washing machine, side door.

REAR: Private and enclosed garden in lawn with patio seating area and built-in seating. Covered seating area with built-in seating, outside tap, electric car charging point.



Location:

From Knock lights, head towards Stormont on the Upper Newtownards Road. Cabin Hill Park is just after shops and before General Merchants on the right hand side. It runs to the Kings Road.



Sizes And Dimensions Are Approximate. Actual May Vary.

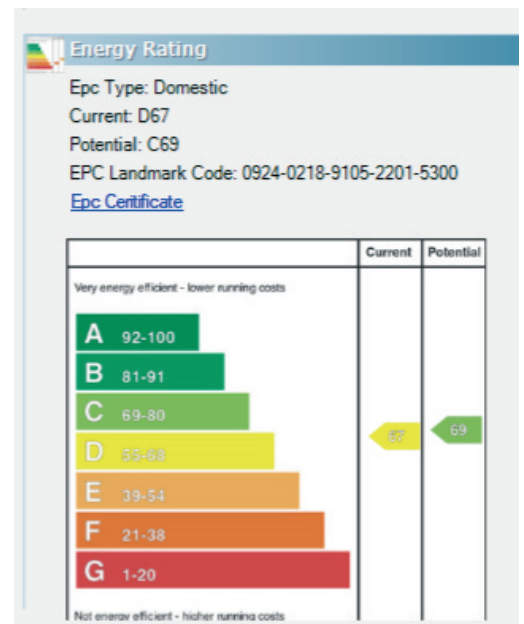
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