

**RODGERS
&
BROWNE**

29 Cabin Hill Gardens
East Belfast, BT5 7AP

offers over £495,000



The Owner's Perspective...

We have really enjoyed living in Cabin Hill for almost four decades with many cherished memories. It is a lovely neighbourhood built around a friendly community with all ages from toddlers to senior citizens. New families tend to come into the area to set up home here. It has been ideally situated for us to be in easy reach of family and friends as well as provide great access to the rest of the province via the Parkway or outer ring.

There are a great variety of amenities within the area including Ballyhackamore, the Greenway and Stormont Estate with access to a broad range of schools and churches. A recent addition has been its proximity with the Glider transport system which is used to travel to the city centre or between Dundonald and The Royal Hospitals.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Family room



Entrance hall

The facts you need to know...

Immaculately maintained and presented period red brick detached family home located within one of East Belfast's most sought after settings

Bright and spacious throughout

Beautiful entrance hall incorporating wood panelling and solid wood strip floor

Drawing room including a feature bay window and open fireplace

Dining room with solid wooden floor and gas stove

Recently installed luxury kitchen finished in a shaker style with excellent integrated appliances, opening to casual dining area

Sunroom with views over the rear garden

Family room including feature fireplace

Four bedrooms, main with extensive range of built-in wardrobes

Modern bathroom suite including a deep fill bath and double shower cubicle

Gas fired central heating

Recently installed PVC double glazing

Full fiber Optic for office use

EV Charging Unit

Oversized detached single garage

Southwest facing private garden laid in lawns, flowerbeds and two seating areas

Gravel and paved driveway with parking for two cars

Manicured front garden and borders

Only minutes from a number of renowned schools including Campbell College, Strathern, Bloomfield Collegiate, Our Lady and St Patricks College to mention but a few

Ideally located to access Belfast City Centre via a regular serviced Glider service

Many local amenities are on the doorstep



Luxury fitted kitchen and casual dining area



Sunroom



Dining room



The property comprises...

GROUND FLOOR

ENTRANCE HALL

Composite front door with glazing and side lights and top light. Solid oak wooden floor, oak and painted panelled walls, plate rack. Staircase to first floor with painted spindles and mahogany handrail, under stair storage. Cloakroom with open hanging space and feature stain glass door.

DRAWING ROOM

15' 11" (into bay window) x 12' 2" (4.85m x 3.71m)
Fireplace with wooden surround, marble inset and open fire, picture rail, ceiling rose, cornice ceiling, feature bay window with stain glass top lights. Glazed door to entrance hall.

DINING ROOM

12' 2" x 12' 0" (3.71m x 3.66m)
Solid oak wooden floor, fireplace with wooden surround, gas stove, slate hearth, picture rail, cornice ceiling. Glazed door to entrance hall.

FAMILY ROOM

11' 6" x 10' 4" (3.51m x 3.15m)
Fireplace with wooden surround, cast iron and tiled inset gas fire, granite hearth, dado rail, cornice ceiling, double glazed doors to:

SUNROOM

16' 5" x 10' 7" (5m x 3.23m)
Ceramic tiled floor. Exposed brick walls, low voltage lighting, views over the garden, wall lighting. Heat and power. French doors to patio and garden.

LUXURY FITTED KITCHEN AND CASUAL DINING AREA

17' 11" x 7' 6" (5.46m x 2.29m)
Extensive range of high and low level contemporary units in shaker style, glazed display, Quartz worktops and splashback, Neff eyelevel oven and micro oven, five ring induction hob with stainless steel extractor above and glass splashback, Quooker hot water tap, inset sink, integrated fridge freezer and dishwasher. Concealed LED pelmet lighting, low flush wc, limed oak laminate floor, two tall radiators, vaulted ceiling to the dining area double glazed Velux window above, glazed door to entrance hall and double glazed sliding door to conservatory.



Main bedroom

FIRST FLOOR

LANDING

Bright landing with part oak panelled walls, plate rack, frieze, cornice ceiling. Spacious semi floored roof space.

BEDROOM (2)

12' 2" x 11' 10" (3.71m x 3.61m)
Cornice ceiling, picture rail.

MAIN BEDROOM

15' 9" (into bay window) x 12' 5" (4.8m x 3.78m)
Feature bay window, extensive range of built-in wardrobes, open display and cupboards, cornice ceiling, picture rail.

BEDROOM (3)

11' 7" x 10' 4" (3.53m x 3.15m)
Cornice ceiling, picture rail.

BEDROOM (4)

9' 0" x 8' 4" (2.74m x 2.54m)
Semi solid wooden floor.

BATHROOM

8' 9" x 7' 9" (2.67m x 2.36m)
White suite comprising deep fill panelled bath, mixer taps, tiled splashback, inset sink unit, wooden top and matching cupboard below, panelled walls, concealed hotpress, fully tiled shower cubicle with thermostatically controlled shower unit and over drencher, low flush wc, ceramic tiled floor.

Outside

DETACHED OVERSIZED SINGLE GARAGE

20' 8" x 12' 8" (6.3m x 3.86m)
Up and over door. Light and power. Service door to garden. Storage in the rafters, plumbed for washing machine.

Southwest fully enclosed rear garden laid in manicured lawns, mature borders and well stocked flowerbeds, flagged patio area including a further raised decking area.

To the front is a flagged and gravelled driveway with parking for up to two cars, mature borders, hedging and garden laid in manicured lawns.



Bedroom two



Bedroom three



Bathroom

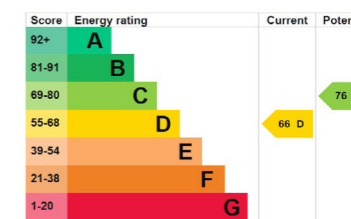


Bedroom four

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?	X		
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold - £10.00 per annum

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 £2782.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling up the Upper Newtownards Road passing Ballyhackamore, continue through the Knock Road junction, take your third right on to Cabin Hill Gardens and No 29 will be on your right.



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.