



34 Cabin Hill Gardens,
Belfast,
BT5 7AP

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 9065 0000





Enjoying a mature, generous site in a highly regarded location between the Kings and Upper Newtownards Road, this extended detached would be ideal for the growing family.

The well-proportioned accommodation has an appealing flow with a versatile layout which would also suit those now working from home.

The large, principal bedroom overlooks the lovely back garden and features both an

ensuite and walk-in wardrobe.

Within walking distance of Ballyhackamore and the beautiful grounds of the Stormont Estate, an excellent range of schooling for all ages is also in the vicinity.

Access to the Comber Greenway and Glider stops are just around the corner making this an enticing prospect.

Early viewing is a must.



- Attractive detached villa with double storey extension
 - 4 bedrooms
 - Spacious principal with ensuite shower room
- Drawing room with superb sliding doors to back garden
 - Additional living room
 - Modern kitchen open plan to dining
 - Utility room
 - Family bathroom with white suite
 - Additional WC downstairs
 - Gas fired central heating
 - Detached, brick garage
 - Off-street, driveway parking
 - Private, south-facing rear garden
- Highly regarded location: close to excellent schools, parks, public transport & local amenities

Telephone 028 9065 0000

www.templetonrobinson.com

The Property Comprises:

Ground Floor

uPVC front door with double glazed fan light and insets to . . .

HALLWAY: Ceramic tiled floor.

LIVING ROOM/STUDY: 17' 5" x 10' 11" (5.32m x 3.33m) (at widest points). Feature cast iron fireplace with tiled inset and wood surround. Connecting door to kitchen.



Arch to . . .

DRAWING ROOM: 18' 8" x 18' 6" (5.69m x 5.64m) Cornice ceiling. Solid tiger walnut flooring. Superb, sliding doors to garden.



UTILITY ROOM: 9' 8" x 6' 5" (2.95m x 1.96m) Plumbed for washing machine, space for tumble dryer. Worcester natural gas boiler. Ceramic tiled floor. uPVC door to side.

Cloaks area. Door to . . .

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin. Chrome heated towel rail. Part tiled walls, ceramic tiled floor.



KITCHEN/DINING: 23' 5" x 14' 6" (7.14m x 4.42m) (at widest points). Modern range of high and low level units. Granite work surfaces with underhung 1.5 bowl stainless steel sink unit. Flavel range-style cooker. Integrated Hotpoint dishwasher. Ceramic tiled floor. Access to cupboard understairs.



Open plan to . . .

DINING AREA: Attractive cast iron fireplace with tiled inset and wood surround. Picture rail.



First Floor

PRINCIPAL BEDROOM: 18' 9" x 14' 4" (5.71m x 4.37m) Cornice ceiling. Twin aspect. Walk-in wardrobe.

ENSUITE SHOWER ROOM: Comprising corner shower cubicle with chrome controls, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.



BEDROOM (2): 11' 0" x 10' 2" (3.35m x 3.1m) (Plus recess).



BEDROOM (3): 11' 0" x 10' 10" (3.35m x 3.3m) (at widest points). Picture rail. Good-sized built-in wardrobe with shelving.



BEDROOM (4): 7' 5" x 6' 11" (2.26m x 2.12m) Picture rail.

BATHROOM: White suite comprising panelled bath with telephone hand shower. Low flush wc, pedestal wash hand basin. Separate tiled shower cubicle with chrome controls. Part tiled walls, ceramic tiled floor.



LANDING: Access to partly floored roofspace for some storage. Shelved linen cupboard.

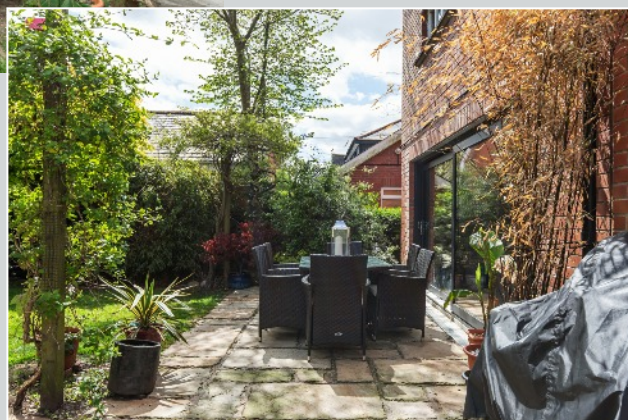
Outside

FRONT: Driveway with off-street parking for several vehicles. Well-stocked flower beds with plants, trees and flowering shrubs.

DETACHED BRICK GARAGE: (Currently with no vehicular access). Timber folding doors. Power and light. Currently studded in two rooms.

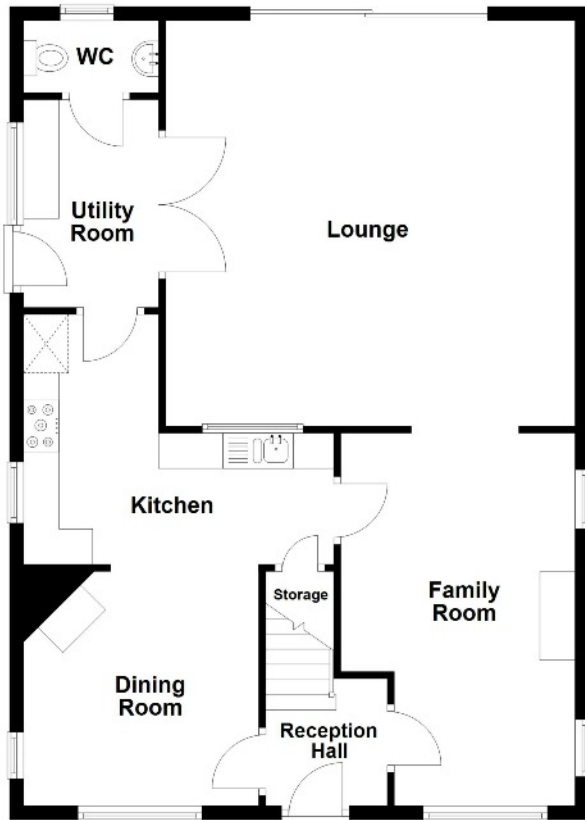


REAR GARDEN: Enclosed south facing rear garden mainly in lawn with excellent degree of mature planting providing natural screening and privacy. Variety of plants, trees and flowering shrubs. Paved patio areas. Greenhouse. Storage area to side. Outside light and tap.

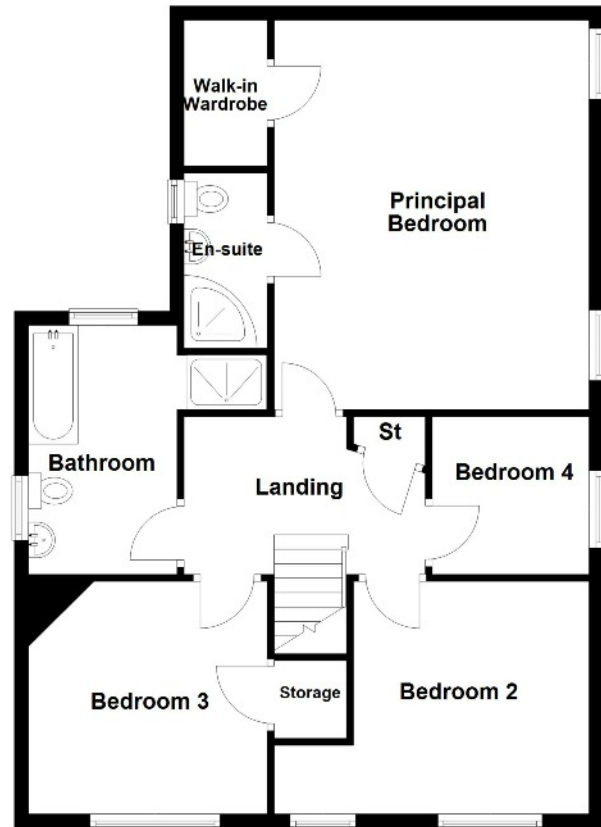




Ground Floor



First Floor



34 Cabin Hill Gardens, Belfast

Location:

Heading countrybound through Ballyhackamore on the Upper Newtownards Road, go through Knock lights. Cabin Hill Gardens is on right hand side after General Merchants and before Castlehill Road lights.

Telephone 028 9065 0000

www.templetonrobinson.com

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Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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