



NICHOLAS
RESIDENTIAL



24 Cabin Hill Park Belfast BT5 7AL Asking price £395,000

Situated in the highly sought-after Cabin Hill area of East Belfast, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, beautifully complemented by mature landscaped gardens, a detached garage and generous driveway parking.

The ground floor has been thoughtfully arranged to create a superb flow between living spaces. A bright and welcoming lounge opens seamlessly into the dining area. The modern fitted kitchen with built-in appliances leads directly through to a sunroom overlooking the rear garden, providing a wonderful additional reception space filled with natural light and offering year-round enjoyment of the garden setting.

Upstairs, the property benefits from three well-proportioned bedrooms, including a spacious principal bedroom with an ensuite shower room. A contemporary family bathroom serves the remaining bedrooms.

Further benefits include an attic space, accessed via a Slingsby ladder, providing valuable additional storage and gas-fired central heating.

Externally, the property enjoys excellent kerb appeal with a mature front garden and a tarmac driveway providing off-street parking. To the rear, the enclosed garden offers a high degree of privacy, with a generous lawn, mature planting and patio areas ideal for outdoor dining and relaxation. A detached garage benefits from a roller shutter door, power, lighting and plumbing provisions for white goods, creating an excellent utility and storage space.

Viewing

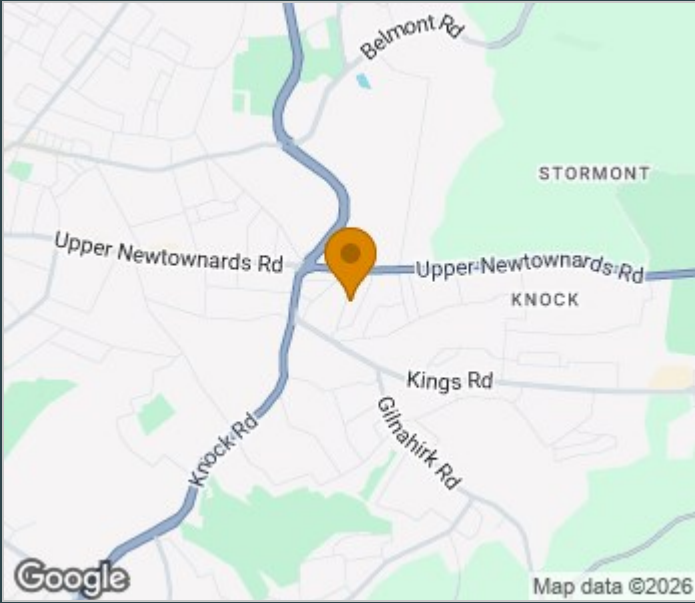
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Attractive semi-detached home in the highly sought-after Cabin Hill area of East Belfast
- Bright open plan living and dining room ideal for modern family living and entertaining
- Fitted kitchen leading to a charming sunroom overlooking the rear garden
- Three well-proportioned bedrooms, including principal bedroom with ensuite shower room
- Modern family bathroom fitted with a contemporary white suite
- Attic space accessed via Slingsby ladder, providing excellent additional storage
- Detached garage with roller shutter door, power, lighting and plumbing for white goods
- Gas fired central heating and uPVC double glazing throughout
- Tarmac driveway providing ample off-street parking
- Fully enclosed rear garden with mature planting, lawn and patio areas offering excellent privacy and outdoor entertaining space



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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