

simon**BRIEN**
RESIDENTIAL

37 Cabin Hill Park,
Belfast, BT5 7AN



Asking Price £375,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Deceptively Spacious Semi-Detached Villa
- Living Room With Circular Bay
- Family Room Open to Extended Dining Room
- Breakfast Room
- Kitchen With Integrated Appliances
- Cloakroom With WC
- Four Spacious Bedrooms
- Luxury Bathroom With White Suite
- Oil Fired Central Heating
- Mostly Double Glazed
- Off Street Parking For 3 To 4 Cars
- Detached Garage
- Enclosed Rear Garden In Paved Patio And Mature Hedging
- Excellent Location, Close To Ballyhackamore, Belmont And Stormont Estate



SUMMARY

A handsome semi-detached villa with deceptively spacious accommodation combining original features with an adaptable layout suitable for many differing requirements.

Situated off the Upper Newtownards Road the property benefits from the superb and varied local amenities of Ballyhackamore and Belmont Villages. There are a number of leading schools in the area and excellent transport links via the Glider to the City Centre, George Best Airport and beyond. Recreational facilities include Stormont Park, Knock and Shandon Golf Clubs and David Lloyd Leisure. While Ballyhackamore and Belmont offer an increasing number of eateries there is also the nearby Eastpoint Entertainment Complex to take advantage of in Dundonald.

The spacious accommodation is well presented and no onward chain making this an ideal opportunity. With so much on offer and in a superb location this property will be of appeal to a variety of purchasers.



ACCOMMODATION

GROUND FLOOR

Entrance door.



ENTRANCE HALL:

Corniced ceiling.



LIVING ROOM:

17' 9" x 13' 0" (5.41m x 3.96m)

Marble fireplace with open fire, corniced ceiling.





FAMILY ROOM:
13' 0" x 13' 0" (3.96m x 3.96m)
Corniced ceiling, open to Dining Room.



DINING ROOM:
10' 0" x 8' 6" (3.05m x 2.59m)
Sliding door to rear.



CLOAKROOM UNDER STAIR:
Low flush WC, vanity sink unit with mixer taps, ceramic tiled floor.



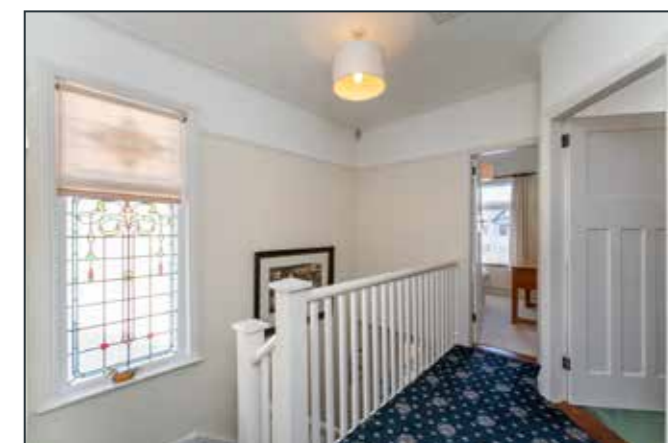
BREAKFAST ROOM:
12' 8" x 11' 0" (3.86m x 3.35m)



KITCHEN:
11' 3" x 9' 10" (3.43m x 3m)
Full range of high and low level units, recess for cooker, recess for fridge freezer, plumbed for washing machine, stainless steel single drainer sink unit with mixer taps, ceramic tiled floor, partly tiled walls.



FIRST FLOOR





BEDROOM (1):
17' 10" x 11' 5" (5.44m x 3.48m)
Into bay.
 Built in robes.

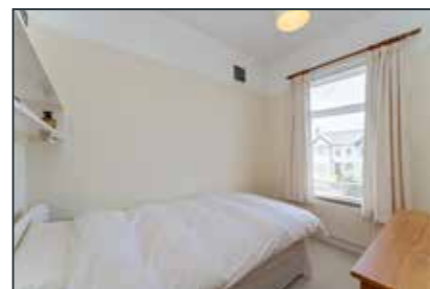


BEDROOM (2):
13' 0" x 8' 7" (3.96m x 2.62m)
 Built in robes.



BEDROOM (3):
14' 7" x 10' 0" (4.44m x 3.05m)
 Wash hand basin.

BEDROOM (4):
8' 10" x 7' 0" (2.69m x 2.13m)



BATHROOM:
 White suite comprising: Panelled bath, low flush WC, fully tiled shower cubicle with instant heat electric shower, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.



FLOORED ROOFSAPCE:
 Light.

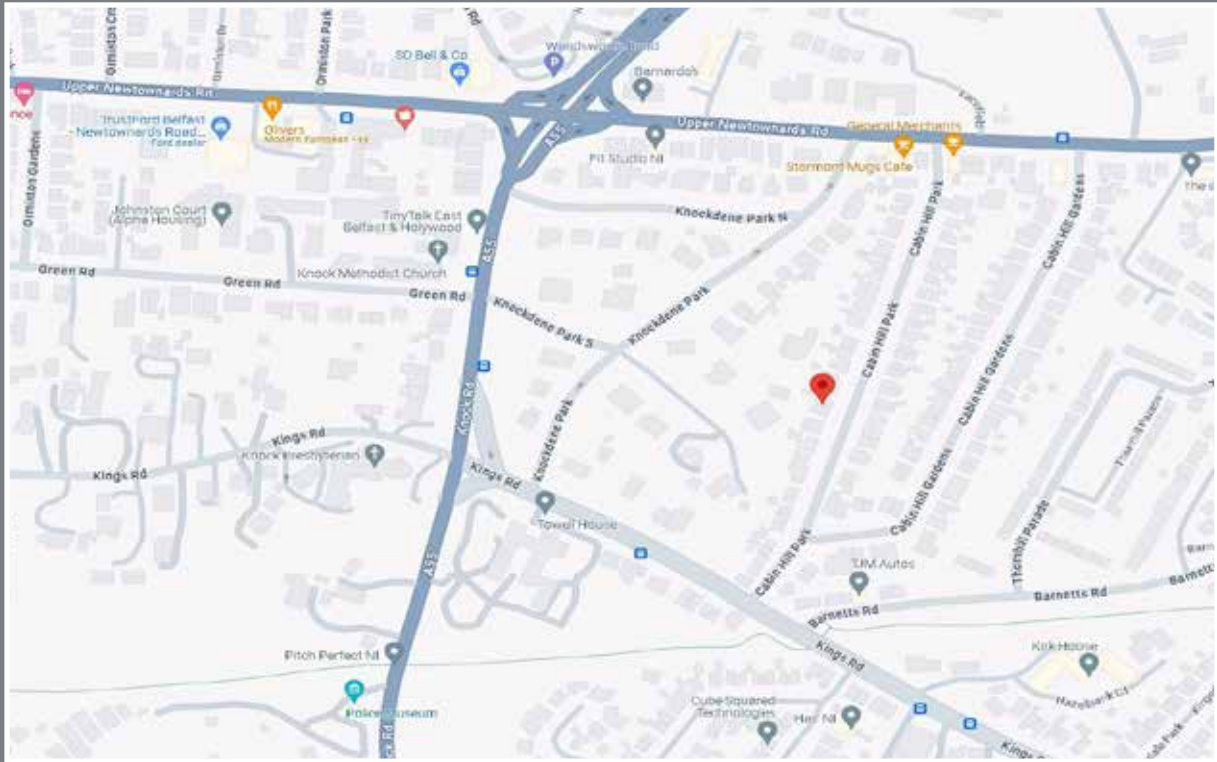
OUTSIDE

DETACHED GARAGE:
19' 8" x 9' 8" (5.99m x 2.95m)
 Up and over door, power and light, oil fired boiler.



This plan is for illustrative purposes only.
 Plan produced using PlanIt.
37 Cabin Hill Park, Belfast

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

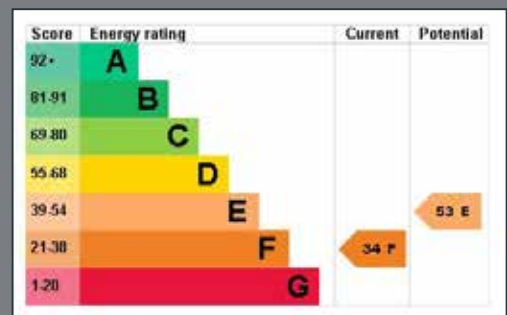


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/D/24/AN



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