



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

19 Orby Park, Castlereagh
Belfast, BT5

Offers in the region of
£199,950

 **Reeds Rains**

reedsrains.co.uk

19 Orby Park, Castlereagh, Belfast, BT5
Offers in the region of: £199,950

EPC Rating: D

Semi-Detached home in a quiet cul-de-sac location, close to amenities, schools and public transport links.

DESCRIPTION

GROUND FLOOR

UPVC Front Door

Entrance Hall

Under stairs storage cupboard.

Living Room

Electric fire

Kitchen With Dining Area

Range of high and low level units. Singler drainer stainless steel sink unit. Par tiled walls. Plumbed for washing machine. Space for cooker. PVC door to rear.

FIRST FLOOR

Bedroom 1

Outlook to front.

Bedroom 2

Outlook to rear.

Bedroom 3

Outlook to font.

Heating Type

Oil fired heating

OUTSIDE

Driveway to parking spaces to side for several cars. Enclosed low maintenance garden to rear in paved patio. Outside tap. PVC tank. Garden shed.

Bathroom

Low flush wc. Pedestal wash hand basin. Panel bath with mixer taps and telephone hand shower. Fully tiled walls. Extractor fan.

WINDOWS

Upvc double glazed windows and doors.

EPC RATING

D66

DIRECTIONS

Of Castlereagh Road, Belfast.

MORTGAGE ADVICE AVAILABLE

Ask in branch for details.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

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FINANCIAL SERVICES

Mortgages without the searching.

Comparison sites offer you numbers
(and lots of them) but no real advice.
We give you both.

Talk to Embrace Financial Services
today to find out more.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU
DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)