







19 Orby Park, Castlereagh Belfast, BT5

Offers in the region of £199,950



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/uksi/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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

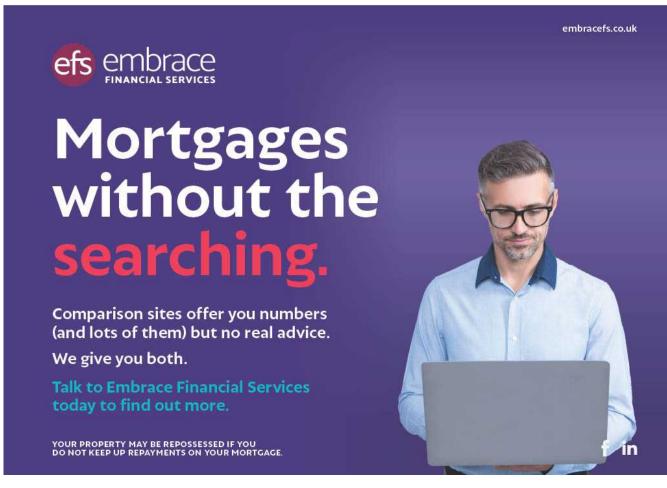
All Measurements
All Measurements are Approximate.

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.



Other important information which you will need to know about this property can be found at reedsrains.co.uk