



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

80 Orby Drive,
Belfast,
County Antrim,
BT5

Guide Price: £265,000

 **Reeds Rains**

reedsrains.co.uk

80 Orby Drive, Belfast, County Antrim, BT5

Guide Price: £265,000

EPC Rating: C

Occupying a large corner site is this fantastic, extended Semi-Detached home.

The property itself offers bright, beautifully presented & tastefully decorated accommodation throughout, ready for a new fortunate owner to just move in & enjoy.

Of particular note is the excellent car parking to front and side and large enclosed garden area to rear, perfect for outdoor entertaining and children to play.

This quiet residential location falls within the catchment area to a superb selection of schools for all ages.

In addition, local shops, parks, regular public transport links and the vibrant Ballyhackamore Village benefitting from the vast array of shopping facilities, amenities and attractions are all close by.

Early consideration to view this superb property comes strongly recommended.

uPVC Front Door With Glazed Inset To...

Entrance Hall

Laminated wooden flooring. Under stairs storage with gas fired boiler.

Downstairs Dual Flush W/C

Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Ceramic tiled flooring. Extractor fan. Recessed spotlighting.

Lounge

12'5" x 10'5" (3.78m x 3.18m)
Laminated wooden flooring.

Stunning Fitted Kitchen Open Plan To Dining / Living Area

22'3" x 17'6" (6.78m x 5.33m)
At widest points. One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with laminated work surfaces. Integrated four ring electric hob and chimney extractor hood. Separate built in oven. Integrated microwave. Integrated dishwasher. Integrated fridge / freezer. Plumbed for washing machine. Partly tiled walls. Recessed spotlighting. Laminated wooden flooring. Velux window. Ample dining area. uPVC French doors to enclosed rear garden.

First Floor

Bedroom One

13' x 10'5" (3.96m x 3.18m)

Bedroom Two

10'4" x 10'1" (3.15m x 3.07m)

Bedroom Three

6'9" x 6'6" (2.06m x 1.98m)

Contemporary Shower Room

Comprising fully tiled corner show cubicle with thermostatically controlled shower unit and telephone and shower with overhead drencher. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Landing

Access to roof space via slingsby ladder.

Outside

Brick paver driveway providing ample car parking for multiple cars. Side access. Enclosed garden area to rear bordered by fencing and hedging in lawn, shrubbery & paved patio area. Outside tap / light. Off street car parking to rear for one space.

Detached Garage

18'8" x 9'6" (5.7m x 2.9m)

With up and over door. Light and power.

CUSTOMER DUE DILIGENCE

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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.

For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

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

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