


3 Orby Park, Belfast, County Antrim, BT5

Asking Price: £199,950


Reeds Rains

reedsrains.co.uk

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DESCRIPTION

We are delighted to offer for sale this beautifully presented red brick semi detached home, situated in the highly sought after residential location of Orby, just off Grand Parade & Castlereagh Road in East Belfast. The home is in the catchment area for many leading schools, and local amenities including Orangefield Park & the bustling Ballyhackamore Village are also close at hand. Metro bus services are also conveniently located along the Castlereagh Road, providing a short and straightforward commute to the Belfast City Centre.

The property itself offers excellent accommodation throughout, with the ground floor comprising a beautiful family room and glazed doors leading to an excellent kitchen and dining space. The first floor provides three very generous bedrooms and a modern shower room suite. Externally, there is a tarmac driveway to the front with a pebble stoned garden, and to the rear there is a superb south facing garden which has been landscaped, and includes a decking area, shed, and an outside light and tap.

We would recommend early viewing to avoid any disappointment.

GROUND FLOOR

Entrance Hall

The entrance hall has a PVC front door, laminate flooring and an under-stair storage cupboard.

Family Room

12'10" x 11'1" (3.9m x 3.38m)
A beautiful family room with laminate flooring, electric fire with mahogany surround, laminate flooring and double doors leading to the kitchen/diner.

Kitchen/Diner

17'3" x 9'10" (5.26m x 3m)
A stunning kitchen and dining area with an excellent range of high and low level units, spotlighting, a 1.5 drainer with mixer tap, dishwasher, fridge freezer and a four ring-gas hob and oven.

FIRST FLOOR

Bedroom One

11'2" x 10'2" (3.4m x 3.1m)
Double bedroom with carpet and built-in robes.

Bedroom Two

11'5" x 8'5" (3.48m x 2.57m)
Double bedroom with carpet and built in robes.

Bedroom Three

8'7" x 4'11" (2.62m x 1.5m)
A very generous third bedroom with built in robes and shelving, perfect for a home office.

Shower Room

6'9" x 5'7" (2.06m x 1.7m)
A modern shower room with a three piece suite, to include a shower cubicle with overhead thrermo-controlled shower unit, a low flush wc with concealed cistern and a wash hand basin with mixer tap and large vanity unit.

OUTSIDE

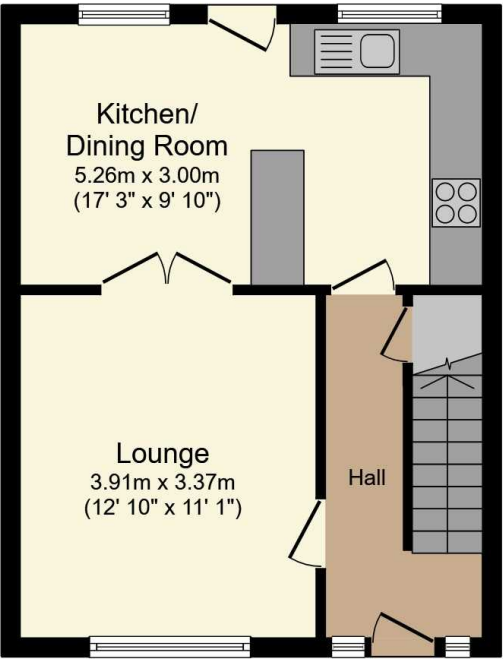
There is a tarmac driveway with space for two cars, and a superb south facing garden to the rear which has been landscaped and includes a decking area, shed, outside light and tap.

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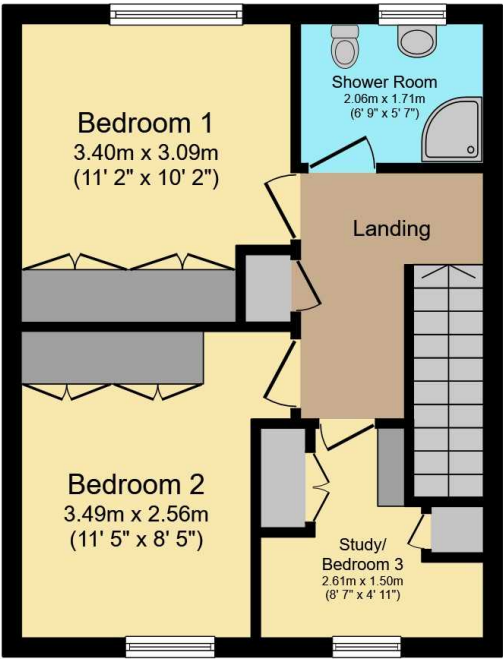
All Measurements
All Measurements are Approximate.

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

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



Ground Floor



First Floor

Total floor area 73.5 sq.m. (791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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