

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



256 ORBY DRIVE, BELFAST, BT5 6BG

OFFERS AROUND £275,000

A well presented semi-detached property in the popular Orby Drive, offering excellent accommodation with gardens and converted garage with summer house.

Comprising of entrance hall with attractive wood panel feature wall, and wood laminate flooring, good sized lounge with built in recess for wall mounted tv, attractive wood panel feature wall, and wood laminate flooring. Dining room also comprising of wood panel feature wall and wood laminate flooring. Kitchen with attractive range of "white gloss" units with Ash wood effect work top and stone feature tiled walls. Breakfast bar, including wood laminate flooring and recessed spot lighting.

The first floor includes three good sized bedrooms, all three comprising of wood laminate flooring, and the two largest rooms include built in robes and drawers with sliding doors, and wood panel feature wall. Luxury shower room comprising of built in rainfall shower, fully tiled walls, ceramic tile flooring and PVC panel ceiling with recessed spot lighting.

The outside includes front garden with lawn, and tarmac driveway to side. Enclosed rear garden with composite decking area leading to artificial grass area and generous raised patio. Other benefits include detached garage converted to games room open to summer house, both with wood laminate flooring, recessed spotlights, and two sets of patio doors to garden. Located in a mature residential area and close to many local amenities including schools, Orangefield Park and easy access to Belfast City Centre via the Castlereagh Road.

[View now to avoid disappointment.](#)



Key Features

- A Well-Presented Semi-Detached Property In A Prime Location
- Kitchen With Attractive Range Of "White Gloss" Units And Breakfast Bar
- Three Good Sized Bedrooms, Two Include Built In Robes And Drawers
- Detached Garage Converted To Games Room Open To Summer House
- Good Sized Lounge With Built In Recess For Wall Mounted TV
- Dining Room Comprising Of Wood Panel Feature Wall
- Luxury Shower Room With Built In Rainfall Shower And PVC Panel Ceiling
- Located In A Mature Residential Area And Close To Many Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring, cloakroom space under stairs, recessed spotlights, wood panel feature wall.

Lounge

12'4" x 10'7" at widest point
Wood panel feature walls, wood laminate flooring, recess in wall for TV.

Dining Room

11'4 x 11'2
Wood laminate flooring, wall mounted feature radiator.

Kitchen

16'7 x 7'6
Attractive range of high and low level white gloss units, ash wood effect work surfaces and inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, stone feature tiled splashback, space for gas range cooker with perspex splashback, stainless steel extractor hood, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, breakfast bar, wood laminate flooring, recessed spotlights, wall mounted feature radiator.

First Floor

Landing

Bedroom 1

12'5 x 11'1 at widest point
Including two built in robes and drawers, wood panel feature wall, wood laminate flooring.

Bedroom 2

11'3 x 11'1 at widest point
Including two built in robes and drawers, wood panel feature wall, wood laminate flooring.

Bedroom 3

9 x 7'7
Wood laminate flooring.

Shower Room

Modern white suite comprising walk-in shower cubicle with built in rainfall shower head and hand held shower. Vanity unit with mixer tap, low flush W/C, fully tiled walls, ceramic tiled flooring, pvc panelled ceiling with recessed spot lights, wall mounted feature radiator.

Outside

Front garden with lawn, boundary hedge and tarmac driveway to side. Enclosed rear garden with composite decking area, leading to artificial grass area, leading to varnished patio area.

Detached Garage/ Converted To Games Room

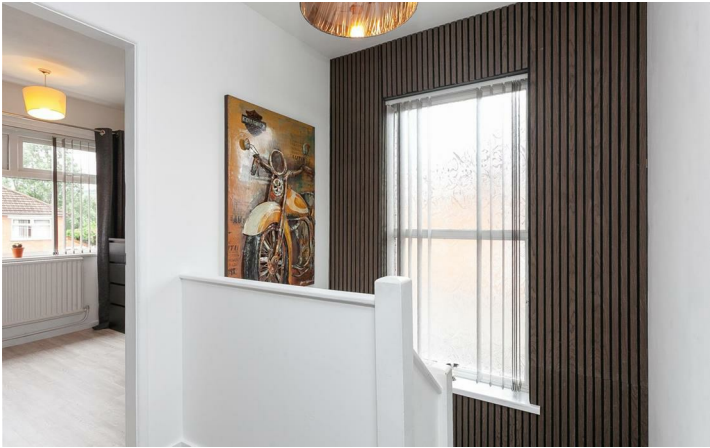
17'2 x 9
Wood laminate flooring, recessed spot lights, Archway to:

Summer House

15 x 11'7
Wood laminate flooring, two sets of patio doors, recessed spot lights.



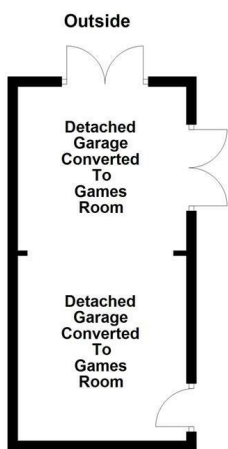








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	65	78
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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