

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34 ORANGEFIELD PARADE,
BELFAST, BT5 6DE**

OFFERS OVER £189,950



An excellent semi-detached property in the popular Orangefield area, sitting on an elevated site with easy to maintain paved garden to rear and boasting well presented bright accommodation throughout. Convenient to Ballyhackamore and close to a range of local primary and secondary schools.

The accommodation includes entrance hall with laminate flooring, lounge with an attractive wooden fireplace and laminate flooring. The kitchen is well laid out and includes an excellent range of units and opens to the dining area boasting patio doors to rear garden, built in bench seating and a shaker style panelled feature wall.

The first floor offers three good size bedrooms, including master bedroom with full length range of built-in robes. Modern bathroom with white suite, panelled bath with shower and fully tiled walls. Further benefits include gas fired central heating, uPVC double glazed windows and a private, paved garden to rear, with detached garage. Early viewing comes highly recommended!



Key Features

- Excellent Semi-Detached Property In The Popular Orangefield Area
- Spacious Lounge With An Attractive Wooden Fireplace
- Kitchen Open To Dining Area Boasting Patio Doors To Rear
- Dining With Built In Bench Seating & Shaker Style Panelled Wall
- Three Bedrooms, Master With Built-in Robes & Panelled Feature Wall
- Modern Bathroom With White Suite Also On The First Floor
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Sitting On An Elevated Site With Easy Maintained Paved Rear Garden



Accommodation

Comprises:

Entrance Hall

Storage under stairs, laminate strip wood flooring.

Lounge

15'5 x 10'7

Attractive fireplace with wood surround and cast iron inset, laminate strip wood flooring, ceiling cornice.

Kitchen

10'7 x 7'10

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for dishwasher, part tiled walls, ceramic tile flooring. Archway to:

Dining Room

10'2 x 9'4

Ceramic tile flooring, built-in seating area, sliding door to rear garden.

First Floor

Landing

Bedroom 1

16'6 x 9'0

Range of built-in robes

Bedroom 2

11'0 x 10'0

Bedroom 3

6'9 x 6'6

Laminate strip wood flooring, built-in cupboard, gas boiler.

Bathroom

White suite comprising panelled shower bath, Triton shower, pedestal wash hand basin, low flush w.c., fully tiled walls, laminate strip wood flooring.

Outside

Paved garden to rear.

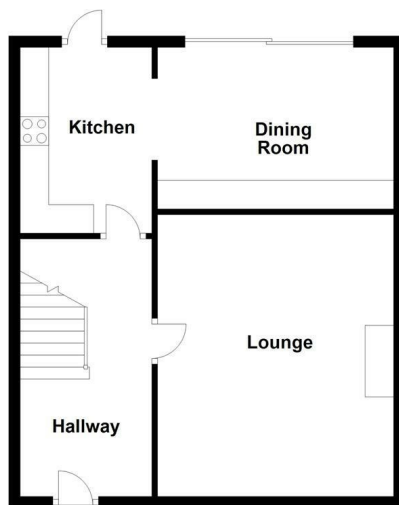
Detached Garage

Roller shutter door, light and power, plumbed for washing machine.

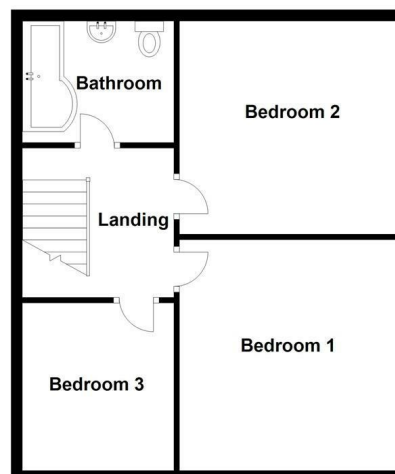




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

34 Orangefield Parade, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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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