

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**268 ORBY DRIVE, BELFAST, BT5 6BG**

**OFFERS AROUND £245,000**



A deceptively spacious semi-detached property in a much sought after residential area, just off the Castlereagh Road, offering great family accommodation including excellent rear garden with generous lawn and detached garage.

The accommodation includes an attractive wood laminate flooring throughout the ground floor, comprising of entrance hall with ground floor toilet suite, good size lounge open to dining room. The kitchen includes a range of white gloss units, wood effect worktops with upstand, built-in oven and microwave, gas hob, and pull-out bins and larder.

The first floor includes three well proportioned bedrooms, all including built-in robes. The master bedroom further benefits from an en-suite shower room with a new white suite including built-in shower cubicle and PVC cladding. Furthermore, a separate family shower room comprising white suite with walk-in shower cubicle, PVC cladding and wood laminate flooring.

Other benefits include gas fired central heating and PVC double glazed windows, front garden with lawn and driveway to side, good size rear garden and detached garage. A great location situated beside Grosvenor Grammar school and within walking distance to Greenville Park, this popular area offers easy access to main arterial routes to Belfast city centre. View now to avoid disappointment.



## Key Features

- Excellent Semi-Detached Property In A Popular Location
- Modern Kitchen With Built-In Oven, Hob And Microwave
- Three Well Proportioned Bedrooms, Master With En-Suite
- Front Garden, Driveway, Rear Garden & Detached Garage
- Ground Floor WC & Spacious Lounge Open To Dining Room
- Family Shower Room With Wood Laminate Flooring
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



### Ground Floor

#### Entrance Hall

Wood laminate flooring.

#### Ground Floor WC

Low flush WC, wash hand basin. Wood laminate flooring.

#### Lounge

12'0 x 11'0

Wood laminate flooring. Opening to

#### Dining Room

11'0 x 11'0

Wood laminate flooring.

#### Kitchen

16'0 x 7'0

Range of high and low level white high gloss units, wood effect work surface with upstand, inset 1 1/4 bowl single drainer stainless steel sink unit, built in oven and microwave, gas hob, stainless steel splash back with stainless steel extractor hood, concealed gas fired boiler, pull-out bins, plumbed for washing machine, space for undercounter fridge and freezer, pull-out larder. Wood laminate flooring.

### First Floor

#### Landing

#### Bedroom 1

11'0 x 11'0 (at widest point)

Including built-in robes.

#### Ensuite Shower Room

Modern white shower room comprising shower cubicle with built-in shower and sliding shower doors, pedestal wash hand basin with mixer tap, low flush WC, PVC panelled walls and ceiling, extractor fan.

#### Bedroom 2

12'0 x 11'0

Including built-in robes.

#### Bedroom 3

8'1 x 7'0

Including built-in robes.

#### Shower Room

White suite comprising shower cubicle with electric shower, sliding shower doors, pedestal wash hand basin, low flush WC, PVC wall cladding, PVC panelled ceiling, wood laminate flooring.

#### Outside

Front garden with lawn and tarmac driveway to side. Enclosed rear garden with patio and good size lawn. Garden shed.

#### Detached Garage

17'0 x 9'0

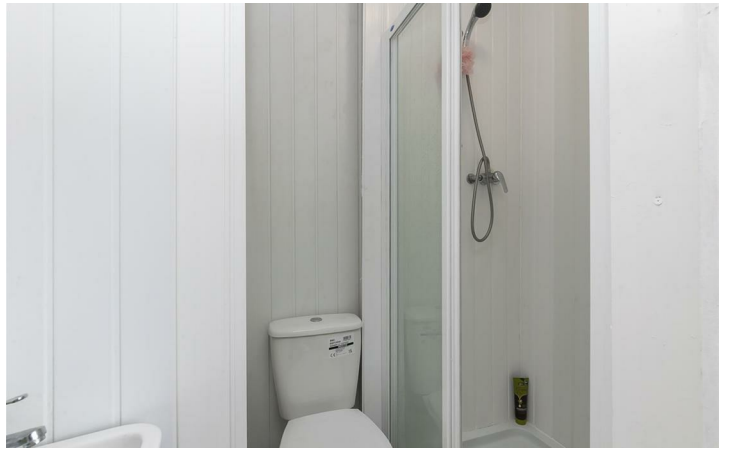
Light and power. Up and over door.







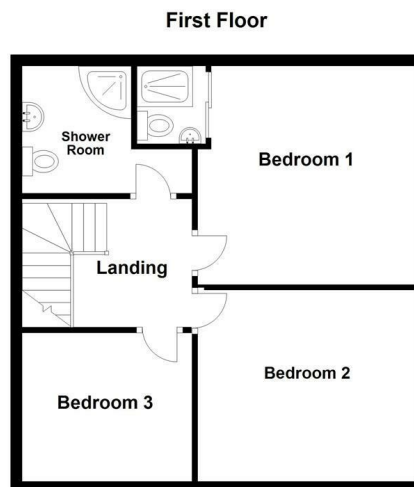
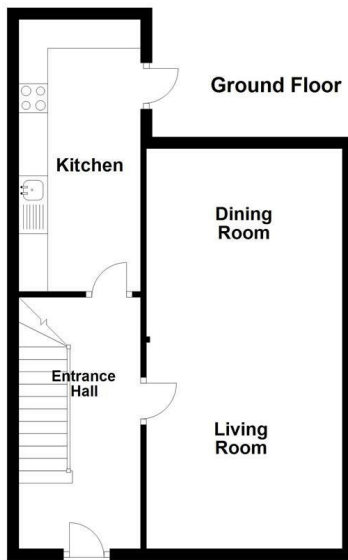












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

268 Orby Drive

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	66	68
		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



CWS Properties Ltd, Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark