

ULSTER PROPERTY SALES

UPS

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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.









