

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast, BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk



268 ORBY DRIVE, BELFAST, BT5 6BG

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 · Family Shower Room With Oven. Hob And Microwave
- Three Well Proportioned Bedrooms, Master With En-Suite
- Garden & Detached Garage

- · Ground Floor WC & Spacious Lounge Open To Dining Room
- Wood Laminate Flooring
- · Gas Fired Central Heating & uPVC Double Glazed Windows
- · Front Garden, Driveway, Rear · 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

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 builtin 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

81 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

Detached Garage

17'0 x 9'0

Light and power. Up and over door.







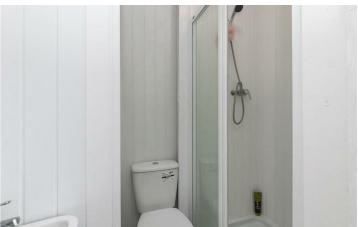














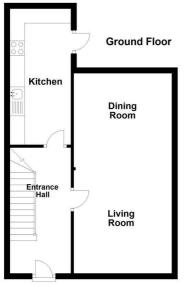










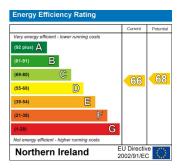


First Floor Bedroom 1 Landing Bedroom 2 **Bedroom 3**

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 applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanIDY.

268 Orby Drive



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.

ANDERSONSTOWN 028 9060 5200

BALLYHACKAMORE 028 9047 1515

BALLYNAHINCH

BANGOR 028 9127 1185

CARRICKFERGUS 028 9336 5986 CAUSEWAY COAST 0800 644 4432 **CAVEHILL** 028 9072 9270

DONAGHADEE 028 9188 8000 DOWNPATRICK 028 4461 4101

FORESTSIDE 028 9064 1264 GLENGORMLEY

MALONE 028 9066 1929

NEWTOWNARDS 028 9181 1444

RENTAL DIVISION



