

64 Orby Drive  
Castlereagh, BT5 6AG  
Price: OO £345,000

# Cowley

Estate Agents &  
Mortgage Specialists





# 64 Orby Drive, Castlereagh

This spacious four bedroom open plan family home has been fully renovated to an exceptional standard, offering a luxurious and comfortable living space for any family. The living room boasts a beautiful bay window, allowing for plenty of natural light to flood the room. The modern open plan kitchen/living/dining area is perfect for entertaining guests or spending quality time with family. The kitchen is equipped with a walk-in pantry/utility store, providing ample storage space for all your cooking essentials.

The property features four good sized bedrooms, providing plenty of space for a growing family. The luxury first floor bathroom is complete with a walk-in shower, adding a touch of elegance to your daily routine. There is also a downstairs w.c. for added convenience.

The landscaped rear garden is a true oasis, featuring a pergola and BBQ area, perfect for hosting summer gatherings with friends and family. The garden office/studio is a great addition, providing a quiet space to work or study.

Overall, this stunning family home is the perfect blend of style and functionality, offering a comfortable and luxurious living space for any family.

- Entrance hall with Herringbone style wood strip floor
- Downstairs w.c.
- Living room with bay window, feature fireplace with tiled hearth
- Open plan kitchen/living/dining room
- Modern fitted kitchen with a range of integrated appliances and walk in pantry/utility store
- 4 Good sized bedrooms
- Deluxe bathroom with walk in shower
- Gas fired central heating
- PVC double glazed
- Landscaped garden to rear with Pergola and BBQ area
- Garden office/studio



## ENTRANCE HALL:

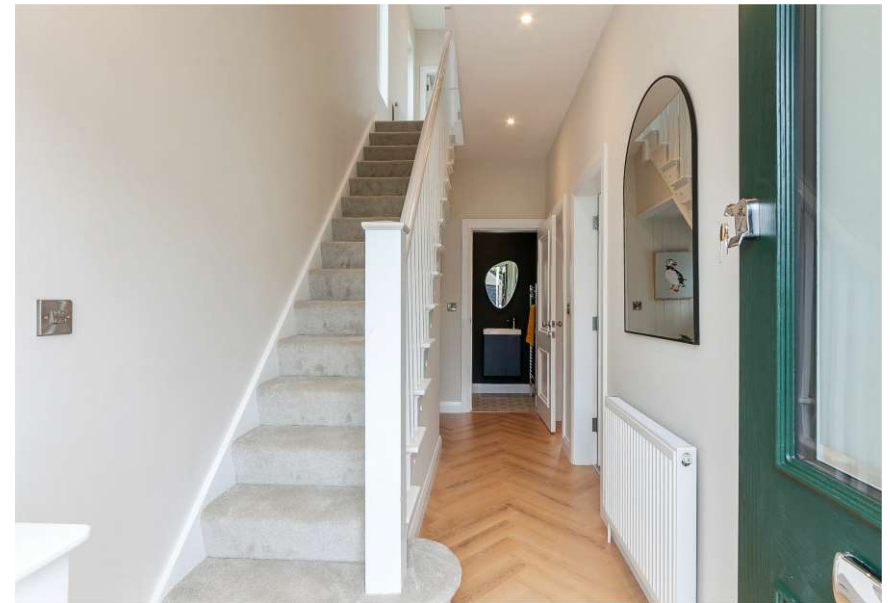
Composite front door, under stair recess, spot lighting, Herringbone style wood strip flooring.

## DOWNSTAIRS W.C.

low flush w.c, wash hand basin with chrome taps, heated chrome towel radiator, spot lighting, tiled floor.

## LIVING ROOM: 14'5" x 11'1" (4.40m x 3.38m)

Bay window, feature fireplace with tiled hearth and wooden mantle.



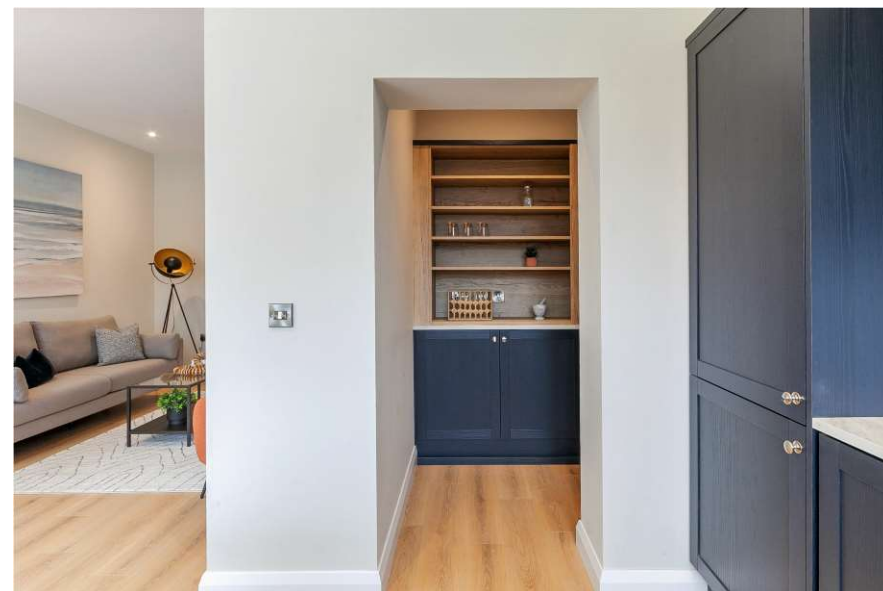


KITCHEN/LIVING/DINING ROOM: 22'4" x 16'4" (6.83m x 5.45m)

Living room: Wood strip flooring, wired for wall mounted TV, double doors to landscaped rear garden.



**Kitchen:** Excellent range of high and low level units with additional walk in pantry / utility store (plumbed for washing machine), chrome handles and marble effect work surfaces, Caple sink unit with swan style chrome mixer tap, integrated fridge freezer, integrated dishwasher, Belling five ring induction hob and oven with an enclosed extractor fan over, spot lighting, breakfast bar.





## FIRST FLOOR

LANDING: Spot lighting.

BEDROOM 1: 14'4" x 10'7" (4.37m x 3.24m)

Bay window, wired for wall mounted TV.

BEDROOM 2: 12'5" x 10'2" (3.79m x 3.11m)

Wired for wall mounted TV.

BEDROOM 3: 9'1" x 8'7" (2.77m x 2.64m)

BEDROOM 4: 6'5" x 6'4" (1.98m x 1.94m)



Bedroom 1



## BATHROOM:

Luxury white suite comprising of a walk in shower cubicle with chrome "drench" style fitting, free standing bath with chrome taps and tiled splash back, wall hung wash hand basin with chrome taps and storage under, low flush w.c, heated chrome towel radiator, tiled floor, spot lighting, velux window.





**OUTSIDE:**

Landscaped rear garden with newly laid turf, patio, timber fencing and mature hedges, outside light, hot and cold outside taps.

**GARDEN STORE:** 9'8" x 8'6" (2.97m x 2.60m)

Light and power.

**OFFICE/STUDIO:** 11'2" x 7'10" (3.41m x 2.41m)

Light, power and double glazing.

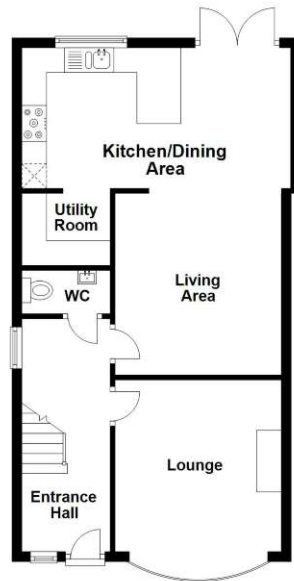
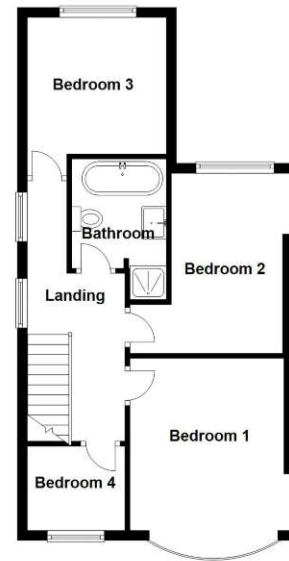




Ground Floor



First Floor



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.

64 Orby Drive, Belfast

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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