



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

23 Orangefield Avenue,
Belfast,
County Antrim,
BT5

Asking Price: £199,950

 **Reeds Rains**

reedsrains.co.uk

23 Orangefield Avenue, Belfast, County Antrim, BT5

Asking Price: £199,950

EPC Rating: D

We are delighted to present to the open market this attractive red brick semi detached villa.

Internally this fine property has been well maintained throughout by its present vendors with bright accommodation comprising three bedrooms, lounge with wood burning stove, modern fitted kitchen open plan to dining/family room and shower room with white suite. Further benefits include gas central heating and double glazed windows and doors. Externally there is a driveway to car parking and detached garage with a private south facing enclosed well tended garden to rear.

This property is conveniently located to the ever growing buzz of Ballyhackamore Village with its wide range of amenities to include the many restaurants and coffee shops. Public transport links for city commuting and many of the province's leading schools are also close at hand.

Properties within this sought after location have a proven track record for creating strong demand when presented to the open market. Ideally suitable for first time buyer or young family alike. Early internal inspection is strongly recommended in order to avoid disappointment.

Main Accommodation

Accommodation

Front door to entrance hall, exposed timber floor, cornice work, under stairs storage, plumbed for washing machine.

Lounge

12'3" x 10'4" (3.73m x 3.15m)

Wood burning stove with tiled hearth and

timber mantle, exposed timber floor, cornice work.

Modern Fitted Kitchen Open Plan To Dining And Family Area

17'4" x 8' (5.28m x 2.44m)

Sink unit with mixer taps, excellent range of high and low level units, solid Quartz work surfaces and upstand, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, exposed timber floor, integrated dishwasher, recessed spotlights, ample dining area.

Lean To Sun Room / Utility Area

8'7" x 5'4" (2.62m x 1.63m)

Range of units, tiled floor, door to rear garden.

First Floor

Landing

Slingsby ladder to roof space.

Bedroom One

11'6" x 8'5" (3.5m x 2.57m)

Excellent range of built in bedroom furniture.

Bedroom Two

9'5" x 8'9" (2.87m x 2.67m)

Exposed timber floor, excellent views.

Bedroom Three

7' x 5'5" (2.13m x 1.65m)

Built in robe.

Shower Room

White suite, built in shower cubicle with electric shower unit, pedestal wash hand basin with mixer taps, close coupled WC, PVC wall covering, recessed spotlights.

Outside

Driveway to car parking, detached garage with double doors.

Enclosed private south facing rear garden in lawns, shrubs, flowerbeds, paved patio area, loose stones, boundary hedging and fencing,

outside light and tap.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.