

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**104 ORANGEFIELD AVENUE,  
BELFAST, BT5 6DH**

**OFFERS AROUND £189,950**



An excellent semi detached property within the ever popular Orangefield area, offering great family accommodation which has been well maintained over many years by the current owners.

The accommodation comprises a bright spacious entrance hall with wood laminate flooring through to the lounge with an attractive fireplace and gas fire, sliding double doors to generous dining room open to kitchen. The kitchen comprises a modern range of units, space for appliances, and partly tiled walls.

The first floor includes three well proportioned bedrooms, and family bathroom to include a modern white suite, walk in shower cubicle, separate bath, chrome feature radiator, partly tiled walls and wood laminate flooring. The home further benefits from a front garden with lawn and surrounding flower beds, gated driveway, and rear garden with raised paved area and detached garage.

A great opportunity for first time buyers or young families wanting to get on the ladder in an area that is both very popular and convenient to the many local amenities around Ballyhackamore and Bloomfield, not to mention the Glider bus service into Belfast City Centre.



## Key Features

- A Well Maintained Semi Detached Home With Gardens And Detached Garage
- Good Size Lounge With Sliding Double Doors To Separate Dining Room
- Dining Room Open To Modern Kitchen With Partly Tiled Walls
- Three Well Proportioned Bedrooms On The First Floor
- Family Bathroom To Include Modern White with Bath and Separate Shower
- Gas Fired Central Heating System and uPVC Double Glazed Windows
- Detached Garage, Gated Driveway and Garden To Front And Rear
- Convenient Location Close To Ballyhackamore, Bloomfield And Bus Routes.



### Accommodation Comprises

#### Entrance Porch

#### Entrance Hall

Wood laminate floor, cloaks cupboard under stairs with gas fired boiler.

#### Lounge

15'9 x 10'9

Granite fireplace with carved surround and gas fire, wood laminate floor, sliding doors to:-

#### Dining Room

10'7 x 7'9

Wood laminate floor. Open to:-

#### Kitchen

11'4 x 7'3

Modern range of high and low level units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap. Space for cooker, plumbed for washing machine, space for fridge freezer, part tiled walls.

#### First Floor

#### Landing

#### Bedroom 1

14'3 x 9'7

#### Bedroom 2

9'7 x 9'6

#### Bedroom 3

8'7 x 7'3

#### Bathroom

Modern white suite comprising walk in shower cubicle, built in shower, tiled wall, sliding shower door, panelled bath, vanity unit with mixer tap, tiled splash back, low flush WC, chrome radiator, part tiled walls, wood effect laminate floor, extractor fan.

#### Outside

Front garden with lawn and flower beds, gated concrete driveway to side, rear garden with raised paved area and flower beds.

#### Detached Garage

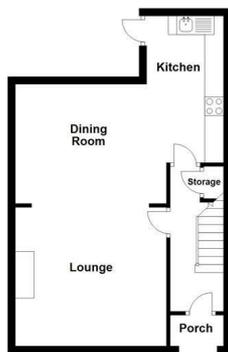
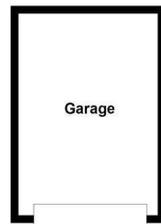
16'8 x 9'2

Light and power, up and over door.

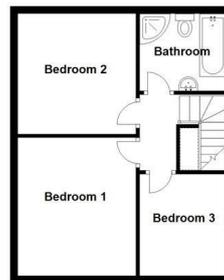




Ground Floor



First Floor



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. Plans produced using PlanIt.

104 Orangefield Avenue, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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