



# 15 ORANGEFIELD GARDENS

Belfast, BT5 6DP

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*Offers around* **£189,950**



SEMI DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this well presented, three bedroom semi-detached property, situated in Orangefield, a popular residential area in East Belfast.

## KEY FEATURES

- Boasting Ease of Access to Belfast City Centre, George Best City Airport and the Bustling Ballyhackamore Villiage
- Close Proximity to the Connswater Greenway, Ideal for Walking, Cycling, with Access to Play Parks and Local Attractions
- Bright and Spacious Lounge
- Separate Dining Room
- Modern Fitted Kitchen with Range of High- and Low-Level Units
- Three Well Appointed Bedrooms
- Shower Room with Modern White Suite
- Private Rear Garden
- Driveway with Ample Off Street Parking
- Detached Garage
- Oil Fired Central Heating
- UPVC Double Glazed Windows and Doors
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

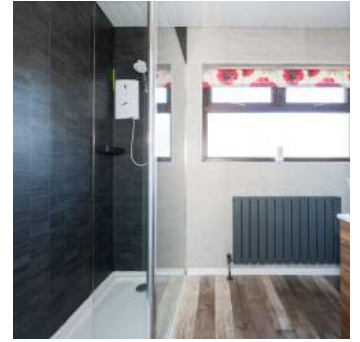
- Reception Hall
- Living Room  
20'2" x 1'3"
- Dining Room  
11'3" x 10'5"
- Kitchen  
16'6" x 7'8"

### *First Floor*

- Bedroom One  
11'2" x 10'1"
- Bedroom Two  
10'1" x 8'5"
- Bedroom Three  
10'1" x 7'8"
- Bathroom  
10'5" x 6'6"

### *Outside*

- Driveway to Front
- Paved Forecourt
- Fully Paved Rear Garden
- Detached Garage



## DIRECTIONS

*Travelling along Grand Parade in the direction of North Road, turn right onto Orangefield Lane just before the roundabout. Take the second left onto Orangefield Avenue, then the first left onto Orangefield Gardens. Number 15 is located on the right hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		68
39-54	52	
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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