

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 ORANGEFIELD GREEN, BELFAST,
BT5 6DT**

OFFERS AROUND £145,000



A deceptively spacious mid terrace property offering three well proportioned bedrooms in the heart of Orangefield, close to Ballyhackamore and next to the popular Orangefield Park.

The accommodation includes entrance hall through to lounge, comprising of Sandstone fireplace with electric fire and wood laminate flooring. Kitchen to include range of units, double built-in oven, partly tiled walls and ceramic tiled flooring, open to dining room with wood laminate flooring. The first floor includes three well proportioned bedrooms, one with wood laminate flooring. Modern shower room comprising white suite, walk-in shower cubicle, electric shower, PVC wall cladding, ceramic tiled flooring and recessed spotlighting.

The outside includes an easy to maintain paved front garden and enclosed paved rear garden, garden shed and rear access for bins. Situated within a cul-de-sac adjacent to Orangefield Park, this residential location will be appealing to both young families and first time buyers wanting to be close to the many local amenities within walking distance.



Key Features

- Excellent Mid Terrace Property In A Popular Location
- Lounge With Sandstone Fireplace And Electric Fire
- Kitchen With Double Built-In Oven And Open To Dining
- Three Bedrooms, One With Wood Laminate Flooring
- Modern Shower Room With Ceramic Tiled Flooring
- Oil Fired Central Heating & uPVC Double Glazing
- Paved Gardens To Front And Rear, And Garden Shed
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

13'8 x 12'8

Sandstone fireplace with electric fire. Wood laminate flooring.

Kitchen

9'6 x 8'1

Range of high and low level units, granite effect work surfaces, inset 1/4 bowl single drainer stainless steel sink unit with mixer tap, double built-in under oven, ceramic hob, stainless steel extractor hood, plumbing for washing machine, space for dryer, cupboard under stairs, part tiled walls, ceramic tiled flooring. Open to:

Dining Room

9'6 x 8'1

Wood laminate flooring, timber panel ceiling with recessed spot lighting.

First Floor

Landing

Bedroom 1

12'7 x 7'9

Bedroom 2

10'8 x 9'6

Wood laminate flooring. Hot press.

Bedroom 3

9'6 x 7'9

Built-in wardrobe.

Shower Room

Modern white suite comprising walk-in shower cubicle with electric shower, PVC wall cladding and sliding shower doors, pedestal wash hand basin with mixer tap, low flush WC. Chrome radiator. PVC wall cladding, ceramic tiled flooring, PVC panel ceiling with recessed spot lighting.

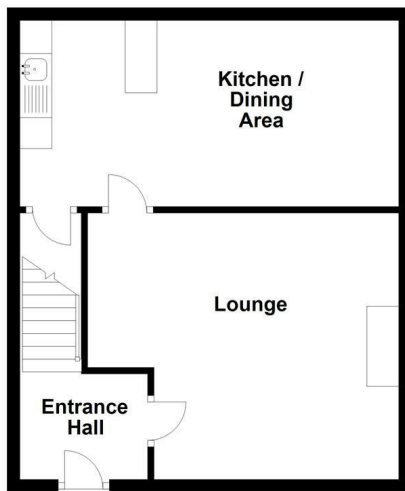
Outside

Front paved garden. Enclosed rear paved garden. Boiler house with oil fired boiler. Garden shed.

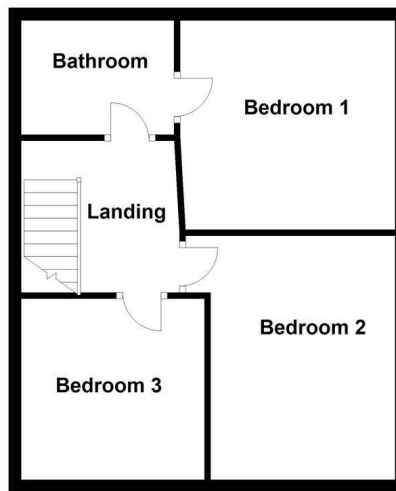




Ground Floor



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 misstatement. 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.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	69
(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.

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