

253 Orby Drive,
Belfast,
County Antrim, BT5

Asking Price: £229,950

 Reeds Rains

reedsrains.co.uk

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EPC Rating: E

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

The property is positioned within a very popular and highly regarded residential location providing access to an array of day to day amenities to include Forestside Shopping Centre and Retail Park and the vibrant Ballyhackamore village. This fine location also falls within the catchment area for many leading schools, with transport links for city commuting also easily accessible.

Internally the bright accommodation comprises three bedrooms, two separate reception rooms, kitchen with breakfast/dining area and bathroom with white suite. Additional benefits include ground floor cloakroom, double glazed windows and oil fired central heating.

Externally there is driveway to car parking and a detached garage and large enclosed private garden to rear.

Properties within this location have a proven track record for creating strong demand when presented to the open market. Ideally suitable for young professional or young family alike. Early viewing is highly recommended in order to avoid disappointment.

Accommodation

Front door with leaded and stained glass inset, entrance porch, half panelled walls, original tiled floor, cornice work.

Door to entrance hall, side panel with leaded inset, cornice work, alarm panel, cloaks recess.

Lounge

13'7" x 11'7" (4.14m x 3.53m)

Tiled fireplace and hearth, picture rail, cornice work, bay window.

Dining Room

14'1" x 11'8" (4.3m x 3.56m)

Stone fireplace and tiled hearth, cornice work, picture rail, bay window with aspect to rear garden.

Kitchen

Single drainer stainless steel sink with mixer taps, excellent range of high and low level units with laminate work surfaces, plumbed for washing machine, built in oven and four ring ceramic hob, extractor fan, tongue and groove ceiling with recessed spotlights, breakfast/dining area.

Rear Hallway

Large walk in store. Door to rear garden. Ground floor cloakroom, wash hand basin, WC.

First Floor

Landing

Access to roof space. Hot press with lagged copper cylinder, immersion heater and storage above.

Bedroom One

14'1" x 10'8" (4.3m x 3.25m)

Bay window, picture rail.

Bedroom Two

11'10" x 11'9" (3.6m x 3.58m)

Picture rail.

Bedroom Three

8'4" x 7'2" (2.54m x 2.18m)

Picture rail.

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, electric shower, tiled splash back, pedestal wash hand basin, low flush WC

Outside

Front garden in lawns.

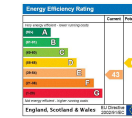
Driveway to ample car parking and detached garage, up and over door, light, power, oil fired boiler, side access.

Enclosed private garden to rear in lawns, boundary wall and hedging, paved patio area, outside light and tap, PVC oil tank.

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 Carrmonee 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



For full EPC please contact the branch.

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.