



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

19 Orby Park, Castlereagh, Belfast, BT5

Offers in the region of **£189,950**

 **Reeds Rains**

reedsrains.co.uk

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Offers in the region of £189,950

Semi-Detached home in a quiet cul-de-sac location, close to amenities, schools and public transport links.

DESCRIPTION

Located off the Castlereagh Road, Orby Park is a quiet cul de sac that offers a host of amenities, public transport links and schools within walking distance.

This home is less than 20 years old and would be an ideal first time buy or family home, and we fully recommend early viewing.

Internally the property features a living room, kitchen with dining area, three bedrooms and a bathroom. The property has oil fired heating and uPVC double glazed windows. Externally there is a driveway to off road parking and an enclosed garden to the rear.

Viewings can be arranged by calling our sales team on (028) 9068 0420.

GROUND FLOOR

UPVC Front Door

Entrance Hall

Under stairs storage cupboard.

Living Room

Electric fire

Kitchen With Dining Area

Range of high and low level units. Singler drainer stainless steel sink unit. Par tiled walls. Plumbed for washing machine. Space for cooker. PVC door to rear.

FIRST FLOOR

Bedroom 1

Outlook to front.

Bedroom 2

Outlook to rear.

Bedroom 3

Outlook to font.

Heating Type

Oil fired heating

OUTSIDE

Driveway to parking spaces to side for several cars. Enclosed low maintenance garden to rear in paved patio. Outside tap. PVC tank. Garden shed.

Bathroom

Low flush wc. Pedestal wash hand basin. Panel bath with mixer taps and telephone hand shower. Fully tiled walls. Extractor fan.

WINDOWS

Upvc double glazed windows and doors.

EPC RATING

D66

DIRECTIONS

Of Castlereagh Road, Belfast.

MORTGAGE ADVICE AVAILABLE

Ask in branch for details.

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 Carnmoney 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 Favscio 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.

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YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.