



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

7 Orby Drive,
Belfast,
BT5

Asking Price: £210,000

 Reeds Rains

reedsrains.co.uk

7 Orby Drive, Belfast, BT5

Asking Price: £210,000

EPC Rating: D

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.

Internally the bright accommodation comprises three bedrooms, spacious through lounge dining room, modern kitchen and bathroom with modern white suite. Additional benefits include double glazed windows and doors and gas central heating.

Externally there is driveway to car parking and a detached garage, with an enclosed private well tended garden to rear.

This fine location also falls within the catchment area for many leading schools with transport links for city commuting also easily accessible.

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 to entrance hall, wood panelled walls, laminate wooden floor, under stairs storage.

Spacious Through Lounge Dining Room

25'9" x 10'8" (7.85m x 3.25m)

Square bay, laminate wooden floor, cornice work, ample dining area, dual aspect, double glazed French doors to rear garden.

Modern Fitted Kitchen

18'5" x 5'8" (5.61m x 1.73m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, solid wood work surfaces, tiled splash back, laminate wooden floor, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, integrated dishwasher, uPVC double glazed back door.

First Floor

Landing

Slingsby to roof space, floored with light.

Bedroom One

14'2" x 10'5" (4.32m x 3.18m)

Square bay, laminate wooden floor, cornice work.

Bedroom Two

11'4" x 10'4" (3.45m x 3.15m)

Laminate wooden floor.

Bedroom Three

8'1" x 5'9" (2.46m x 1.75m)

Laminate wooden floor.

Bathroom

Modern white suite, panelled bath, chrome mixer taps, thermostatically controlled shower, tiled splash back, chrome heated towel rail, tiled effect wooden floor, vanity unit with mixer taps, dual flush close coupled WC, tongue and groove ceiling, airing cupboard.

Outside

Front garden in lawns and shrubs.

Driveway to car parking, detached garage with up and over door, light, power, plumbed for washing machine, side access.

Enclosed private rear garden, lawns, paved patio area, boundary fencing, outside light and tap. Cabin to rear with light, power and double glazed French doors to garden, currently used

as home office.

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 Carrmoney 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

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.

For full EPC please contact the branch.