



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

212 Orby Drive, Belfast, County Antrim, BT5

Asking Price: £310,000

 **Reeds Rains**

reedsrains.co.uk

212 Orby Drive, Belfast, County Antrim, BT5

Asking Price: £310,000

EPC Rating: C

We are delighted to present to the open market this attractive red brick semi detached villa in the popular Orby area of East Belfast.

Internally the property has been extended on the ground floor and offers bright and spacious accommodation comprising three bedrooms, two separate reception rooms one with contemporary fireplace, family bathroom with modern white suite and off particular note is the extended modern fully integrated kitchen open plan to dining and family area.

Further benefits include gas central heating, double glazed windows and doors, ground floor cloakroom and utility room.

Externally there is a driveway to car parking and a well tended enclosed garden to rear.

This property is only a short distance from a wide range of day to day amenities. Ballyhackamore village with its popular restaurants and coffee shops is also close at hand. Situated close to many of the provinces leading schools with public transport and greenway links for city commuting easily accessible.

We have no doubt that this property will create an immediate interest when presented to the open market. To appreciate the many quality attributes on offer, early internal appraisal is strongly recommended.

Accommodation

Composite front door, double glazed side panel to entrance hall, recessed spotlights, walnut wooden floor.

Ground Floor Cloakroom

White suite, wash hand basin with mixer taps, dual flush close coupled WC, walnut wooden

floor, recessed spotlights.

Lounge

13'9" x 11'8" (4.2m x 3.56m)

Contemporary fireplace, walnut wooden floor, bay window.

Dining Room / Family Room

12'1" x 10'7" (3.68m x 3.23m)

Walnut wooden floor, recessed spotlights, built in shelving.

Open to Kitchen

Extended Modern Fully Integrated Kitchen Open Plan To Dining And Family Area

18'9" x 13'9" (5.72m x 4.2m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, Quartz work surfaces and upstand, excellent range of high and low level units, concealed lighting, Neff stainless steel double built in oven an five ring gas hob, extractor fan, integrated fridge, integrated freezer, integrated dishwasher, built in larder, central island with Quartz work surfaces, breakfast bar, recessed spotlights, ample dining area with feature wall panelling, modern grey flooring, double glazed French doors to rear garden.

Utility Room

7'1" x 5'2" (2.16m x 1.57m)

Single drainer stainless steel sink unit with mixer taps, recessed spotlights, plumbed for washing machine, built in shelving.

First Floor

Landing

Slingsby to roof space, light and power.

Bedroom One

13'7" x 10'8" (4.14m x 3.25m)

Bay window

Bedroom Two

11'7" x 10'7" (3.53m x 3.23m)

Bedroom Three

7'5" x 6'9" (2.26m x 2.06m)

Family Bathroom With Modern White Suite

Free standing bath with chrome mixer taps, dual flush close coupled WC, fully tiled built in shower cubicle with thermostatically controlled shower, overhead rainforest drencher, vanity unit with chrome mixer taps, ceramic tiled floor, fully tiled walls, recessed spotlights, airing cupboard with gas boiler.

Outside

Freshly tarmacked driveway to off street car parking for two cars, with brick pavioured borders.

Front garden with shrubs.

Enclosed private well tended garden to rear in lawns, mature shrubs, boundary fencing, patio area, outside lights, power points and tap. Garden shed with light and power.

For full EPC please contact the branch.

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 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.