



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

212 Orby Drive,  
Belfast,  
County Antrim, BT5

**Asking Price: £319,950**

 **Reeds Rains**

reedsrains.co.uk

212 Orby Drive, Belfast, County Antrim, BT5

**Asking Price: £319,950**

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 paved 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.

#### **CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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, Glenqormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street,