

GERARD MCCLINTON
ESTATE AGENT



24 Orient Gardens, Belfast, BT14 6LH
Offers in the region of £175,000

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- Newly Renovated 5 Bedroom Townhouse
- Dining Room, Opening onto Kitchen
- Large Master Bedroom with Feature Fireplace & Newly Installed Feature Wall Lighting
- Newly Installed Gas Central Heating Boiler
- Enclosed Rear Yard with Further Covered Area & Door To Storage, Ideal for Bicycles
- Spacious Living Room to Front with Feature Fireplace & Herringbone Style Flooring
- Newly Fitted Kitchen with Marble Effect Worktops, Soft Close Units & Range of Integrated Appliances
- Newly Installed Bathroom with Panelled Bath & Separate Shower Cubicle, with Brass Style Fittings
- Newly Rewired, New Damp Proof Course Installed, Replastered, Insulated & Redecorated
- A Beautifully Presented Property In A Desirable and Convenient Location

This impressive period style townhouse has undergone a complete renovation, skillfully preserving many of its original features of traditional fireplaces and cornicing, while introducing a modern aesthetic.

The result is a remarkable residence that the new owners will truly appreciate. The refurbishment boasts high-quality upgrades, including a new damp proof course, complete rewiring, replastering, and the installation of a new gas central heating boiler.

The property features new flooring throughout, with Herringbone-style laminate on the ground floor and plush carpeting upstairs. Additional enhancements include extra insulation, fresh decor, and a contemporary kitchen equipped with dark matte green soft-close cabinetry, marble-effect countertops, and gold accents.

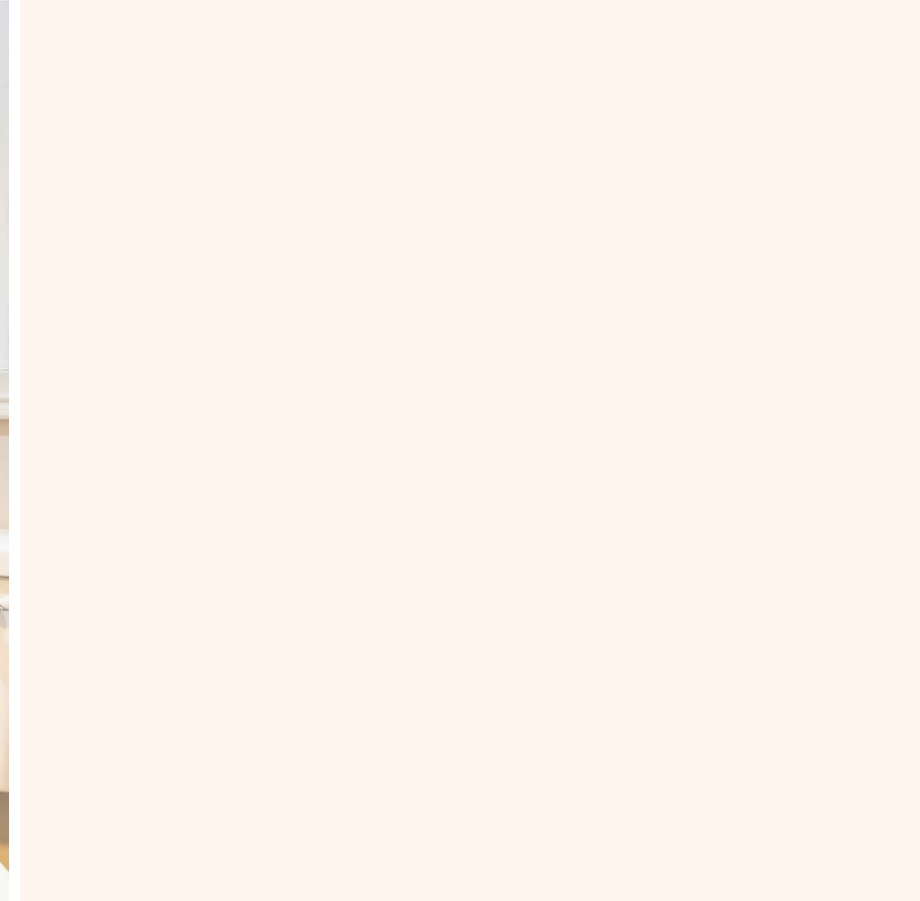
The kitchen also includes an integrated dishwasher, electric oven, four-ring hob, extractor hood, and fridge freezer, alongside a luxurious bathroom suite featuring both a bath and a shower cubicle with stylish finishes.

The layout begins with an elegant entrance hall that leads to a charming living room with a feature fireplace and large bay window. A separate dining room at the rear connects to the new kitchen, creating an inviting space for dining and entertaining.

On the first floor, the striking new bathroom serves three bedrooms: a spacious master bedroom at the front, a double, both with original fireplaces and cornicing. A further single room to the rear ideal for a child's bedroom or home office.



Entrance Porch	3'11" x 3'11" (1.2 x 1.2)
Entrance Hall	
Living Room	15'1" x 12'1" (4.6 x 3.7)
Dining Room	12'5" x 11'5" (3.8 x 3.5)
Kitchen	12'7" x 8'11" (3.86 x 2.73)
First Floor Landing	
Master Bedroom	16'2" x 15'1" (4.95 x 4.6)
Bedroom	11'9" x 10'2" (3.6 x 3.1)
Bedroom / Study	8'10" x 6'2" (2.7 x 1.9)
Bathroom	10'2" x 5'10" (3.1 x 1.8)
Second Floor Landing	
Bedroom	16'2" x 11'10" (4.95 x 3.62)
Bedroom	11'9" x 10'2" (3.6 x 3.1)
Outside	



Directions





Floor Plans



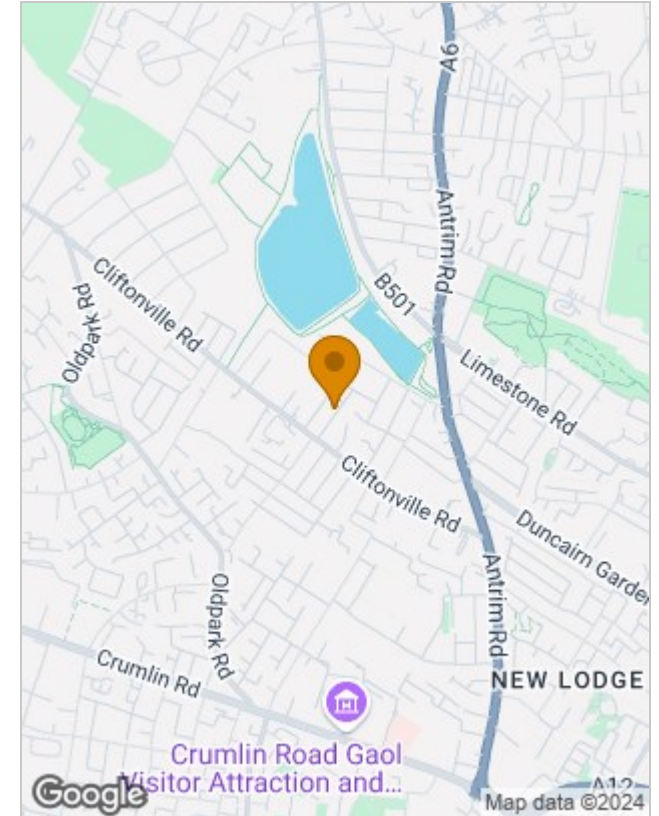
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

