



This attractive, red brick semi-detached offers excellent convenience to a range of local shops, amenities and parks and is close to a range of primary and secondary schools.

The accommodation comprises, a lounge with open fire, recently fitted kitchen with dining area and ground floor w.c. There are three good sized bedrooms to the first floor and and a modern bathroom. The roofspace provides excellent storage.

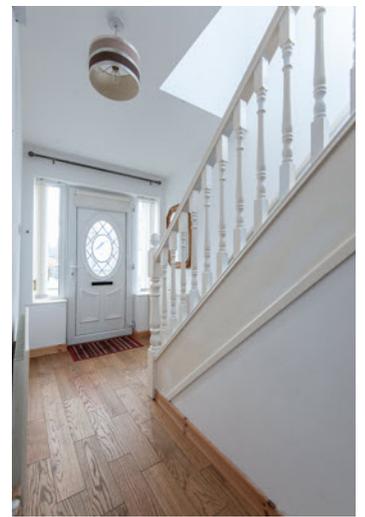
The outside space further complements this property with front and rear gardens and private driveway parking.

Offers Around  
£179,950

8 Orby Park,  
Castlereagh Road,  
Belfast,  
BT5 5PT

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Well Presented and Maintained Semi-Detached Property
- Sought After Address with Excellent Convenience
- Lounge with Open Fire
- Recently Fitted Kitchen with Living/Dining Area
- Ground Floor W.C.
- Three Good Sized Bedrooms
- Bathroom with White Suite
- Roofspace
- Oil Fired Central Heating (New Boiler 2018)
- uPVC Double Glazing
- Lawned Garden to Front and Brick Pavior Driveway
- Enclosed Rear Garden with Lawned and Decked Area and Southerly Aspect
- Close to a Range of Schools and Local Amenities with Easy Access to Bus Networks and to Belfast City Centre



The Property Comprises:

### Ground Floor

uPVC double glazed front door.

RECEPTION HALL: Solid oak wooden floor.

GROUND FLOOR W.C. White suite comprising; low flush w.c. Pedestal wash hand basin.

LOUNGE: 12' 11" x 11' 1" (3.94m x 3.38m)

Carved fireplace surround, open fire. Solid oak wooden floor.

KITCHEN WITH DINING AREA: 16' 4" x 9' 0" (4.98m x 2.74m) Modern fully fitted kitchen with range of high and low level units. Laminate work surfaces. Single drainer sink unit, mixer tap. Integrated 4 ring ceramic hob, stainless steel extractor fan. Integrated double oven. Plumbed for washing machine. Part tiled walls. Open to family dining area. uPVC double glazed access door to rear garden.



## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 11' 7" x 8' 6" (3.53m x 2.59m)

Laminate wooden floor.

BEDROOM (2): 11' 11" x 10' 2" (3.63m x 3.1m)

Laminate wooden floor.

BEDROOM (3): Laminate wooden floor.

BATHROOM: White suite comprising; low flush w.c.

Pedestal wash hand basin. Panelled bath with built in electric shower unit, glass shower screen. Part tiled walls. Ceramic tiled floor. Extractor fan.

## Roofspace

Part floored for storage. Light.

## Outside

Lawned garden and brick pavior driveway to front.

Enclosed rear garden with lawned and decked areas.

Flowerbeds and apple tree. Oil fired boiler. Oil storage tank. PVC soffits, fascia and guttering. Outside lights and water tap. Garden shed.



Location:

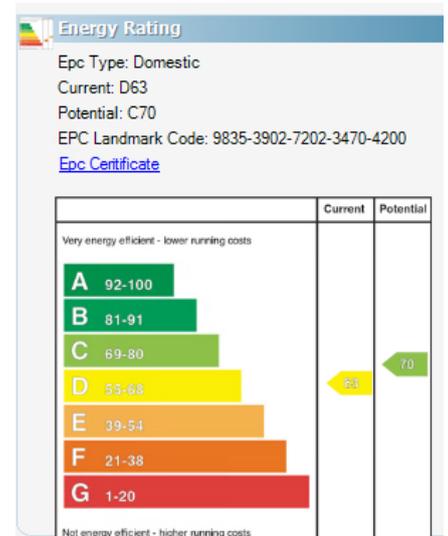
Travelling on Grand Parade towards the city, Turn right into Ory Drive and first right into Orby Park. Continue to the end and turn left, no. 8 is on the left hand side.



Total area: approx. 73.0 sq. metres (786.1 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**8 Orby Park, Belfast**



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Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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