



Well maintained over a number of years, this superb extended semi-detached property offers fantastic accommodation throughout giving the purchaser a great opportunity to put their own stamp on this attractive home.

Natural light floods into the bright, airy interior whilst externally there is ample off-street parking and a good sized, enclosed, child-friendly garden to rear.

The city centre is only a couple of miles away whilst Ballyhackamore village and excellent local amenities on the Castlereagh Road are within walking distance. Leading primary and secondary schools are within close proximity.

It is only upon internal inspection that one can appreciate all this lovely home has to offer.

Offers Around  
£209,950

264 Orby Drive,  
BELFAST,  
BT5 6BG

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Extended, Semi-Detached Home in Popular Location
- Well Maintained and Presented Throughout
- Three Well-Proportioned First Floor Bedrooms
- Spacious Living Room with Double Doors to Garden
- Separate Bright Dining Room with Feature Fireplace
- Modern Kitchen with Range of Appliances & Dining Area
- Family Bathroom with Contemporary White Suite
- Floored Roofspace with Velux Window
- OFCH / uPVC Double Glazing Throughout
- Off-Street Driveway Parking for Multiple Cars
- Enclosed Rear Garden / Detached Garage with Power + Light
- Close to Excellent Local Schools, Parks and Amenities
- Excellent Public Transport Links to Belfast City Centre
- Cul-de-sac Location



## Ground Floor

uPVC glazed front door with side panels.

ENTRANCE HALL: Electric cupboard. Under stairs cloaks area. Cornice ceiling. Uplighters. Alarm key pad.

DINING ROOM: 12' 5" x 11' 2" (3.785m x 3.409m)

Wood effect laminate flooring. Feature fireplace with wooden hearth, tiled surround and hearth. Option for electric or open fire. Uplighters. Cornice ceiling.

LIVING ROOM: 20' 11" x 11' 4" (6.376m x 3.447m) Solid wooden flooring, cornice ceiling. Feature fireplace with wooden mantel. Brick surround and tiled hearth. Option for open fire or electric fire. uPVC glazed sliding double doors to rear.

KITCHEN: 16' 11" x 7' 8" (5.150m x 2.331m) Range of high and low level units, laminate work surfaces. One and a half bowl stainless steel sink unit with chrome mixer taps. Underbench double oven, four ring ceramic electric hob above. Chrome extractor hood. Integrated dishwasher. integrated fridge/freezer, plumbed for washing machine. Part-tiled walls, cornice ceiling. Tiled lino effect flooring. Casual dining area. Glazed uPVC door to rear.



## First Floor

LANDING: Access to floored roofspace.  
Cornice ceiling.

BEDROOM (1): 12' 5" x 10' 0" (3.787m x 3.053m) Range of built-in wardrobes with dressing table area. Cornice ceiling, outlook to front. Key alarm pad.

BEDROOM (2): 11' 5" x 10' 0" (3.485m x 3.052m) Two built-in double wardrobes with shelved storage. Cornice ceiling. Outlook to rear.

BEDROOM (3): 9' 1" x 7' 9" (2.767m x 2.350m)

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer taps, electric shower over and glass screen. Hotpress cupboard with shelved storage. Wall-mounted mirrored cabinet. Chrome towel rail. Fully tiled walls, wooden tongue and groove ceiling. Tiled lino effect flooring.

## Outside

GARAGE: Up and over door, power and light.  
House for oil fired boiler.

FRONT: Gated, secure tarmac driveway. Front garden in lawn. Access to garage and rear.

REAR: Enclosed rear garden laid in lawn with surrounding mature shrubbery and trees. Patio area to the rear with sunny aspect. Outside light, outside tap.



Telephone 028 9065 0000

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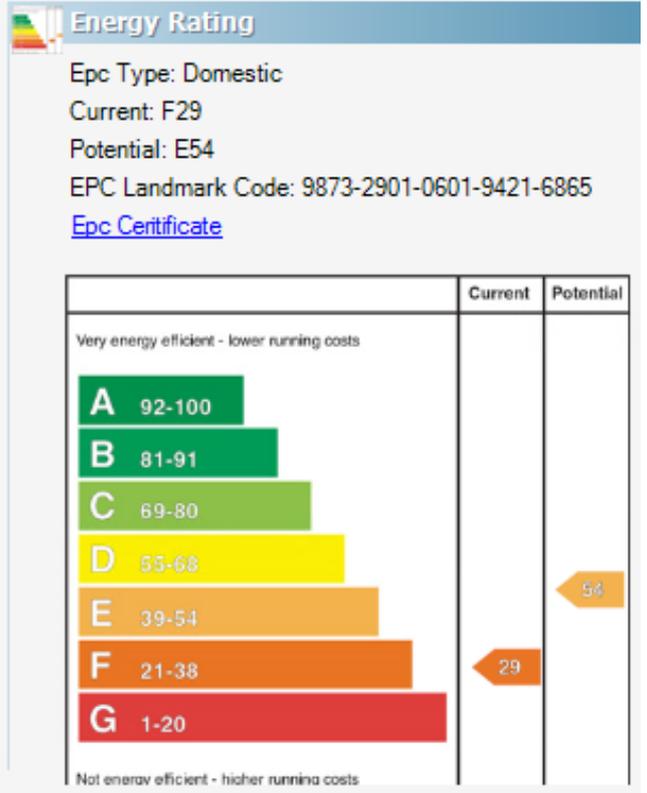
Location:

Turn down Castlereagh Road from the Knock Dual Carriageway and take the second right onto Orby Street and veer right onto Orby Drive. Continue along the road and number 264 is on the left hand side.



Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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