



Enjoying a generous site in the quieter, cul-de-sac end of highly regarded Orby Drive, this bright semi would be ideal for a range of potential purchasers.

Families looking to avail of some excellent local schooling for all ages will love the convenient location. Superb local amenities, parks and public transport routes are all within a short stroll.

As soon as you enter the reception hall with its original, wooden flooring you get a feeling for the warmth and character which is to the fore.

Nevertheless both the well-appointed "Parkes" kitchen and shower room are contemporary so there is little to do except move in.

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

Offers Over  
£295,000

249 Orby Drive,  
BELFAST,  
BT5 6BE

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Viewing by  
appointment with  
& through agent  
028 9065 0000



- Attractive semi-detached villa
- Three well-appointed bedrooms
- Reception hall with solid wood flooring
- Living room with bay window
- Dining/family room with fireplace; also with bay
- Luxury kitchen by Parkes Interiors with integrated appliances
- Casual dining area with French doors to garden
- Contemporary shower room on first floor
- Oil fired central heating with condensing boiler
- Double glazing
- Good-sized roofspace
- Double garage with electric door
- Front and mature, private rear gardens
- Quiet yet convenient cul-de-sac location
- No onward chain



The Property Comprises:

## Ground Floor

Hardwood front door with leaded, stained glass insets and side lights to:

ENCLOSED ENTRANCE PORCH: Original mosaic tiling. Internal door to:

RECEPTION HALL: Solid wood flooring. Cornice ceiling, picture rail. Understairs storage area for cloaks etc. Access to cupboard under stairs.



LIVING ROOM: 13' 10" x 11' 9" (4.21m x 3.58m) (into bay). Cornice ceiling, picture rail.



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DINING/FAMILY ROOM: 13' 9" x 11' 9" (4.19m x 3.58m) (into rear bay). Cornice ceiling, picture rail. Attractive cast iron fireplace with tiled inset and hearth.



KITCHEN: 24' 9" x 8' 8" (7.54m x 2.65m) Excellent range of high and low level units by renowned Parkes Interiors. Integrated appliances including Siemens fan assisted oven, additional Siemens combi microwave oven. Baumatic four ring halogen hob with extractor fan over. Neff dishwasher. Siemens fridge and freezer.





CASUAL DINING AREA: Quartz work surfaces with underhung stainless steel sink unit with mixer tap. Twin aspect with French doors to garden.



First Floor Return

LANDING: Shelved hotpress with lagged copper cylinder.



SHOWER ROOM: Walk-in shower enclosure with thermostatically controlled “rain” head and additional telephone hand shower. Pedestal wash hand basin, low flush wc, Part tiled walls, ceramic tiled floor, chrome heated towel rail.



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## First Floor

BEDROOM (1): 14' 9" x 10' 11" (4.5m x 3.32m) (into bay). Picture rail.



BEDROOM (2): 11' 9" x 10' 6" (3.59m x 3.2m) Picture rail.



BEDROOM (3): 8' 6" x 7' 1" (2.58m x 2.17m) (at widest points). Picture rail. Currently used as study.



LANDING: Cornice ceiling, picture rail. Access via pull-down ladder to:  
ROOFSPACE: Insulation. Velux window. Some boards for storage.



## Outside

Double entrance gates leading to driveway with off-street parking for several vehicles.

FRONT GARDEN: Lawn with boundary wall. Outside tap (hot and cold) to side with bin storage area.

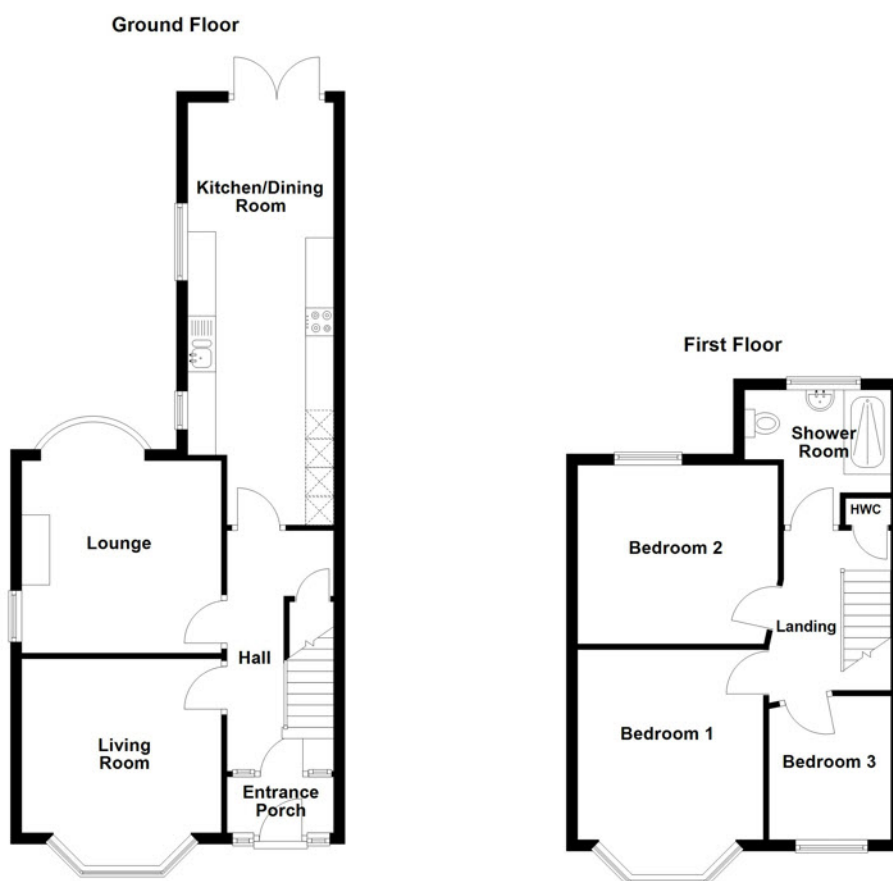
DETACHED DOUBLE GARAGE: 19' 5" x 16' 3" (5.92m x 4.95m) Electric remote control, up and over door. Pedestrian door to side. Power and light. Grant condensing oil fired boiler.

Gate leading to:

GOOD-SIZED, PRIVATE REAR GARDEN: Southerly aspect. Lawn with numerous well-stocked flowerbeds featuring an array of plants, trees and flowering shrubs. Feature corner deck and additional pavior patio. Outside lights and power points.







249 Orby Drive, Belfast

## Location:

From Outer Ring head towards city on Castlereagh Road.

Turn right after Church into Orby Street. Follow road around to the right and property is on right hand side.

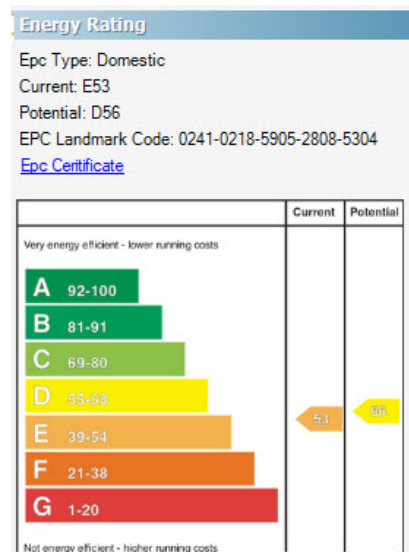
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