

## 34 Orchardville Crescent

### Belfast BT10 0JT

A rare opportunity to purchase this contemporary detached family home offering remarkable and extended living space of approximately 1586sqft that has been modernised and reconfigured benefitting from luxury living that enjoys this spectacular setting adjacent to Woodlands Playing Fields providing an attractive green backdrop, and with outstanding doorstep convenience to include accessibility to lots of leading schools, shops and transport links along with a short walk to Finaghy railway station and all of the amenities on the Upper Lisburn Road making this family friendly neighbourhood a star buy!

Accommodation of sizeable proportions coupled with this extremely desirable location, this outstanding home is not to be missed and the fashionable living space briefly comprises.

**Offers Over £299,950**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(45-54) <b>E</b>			
(35-44) <b>F</b>			
(25-34) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 34 Orchardville Crescent

, Belfast, BT10 0JT



- Detached family home with eye-catching extended living space of approximately 1586sqft. and perfectly positioned within this extremely desirable location close to schooling, shops and Finaghy railway station.
- Bedroom three with access to separate study / dressing area.
- Upvc double glazed and pvc eaves, fascia and guttering.

- Three good sized bedrooms.
- Living room with bay window.
- Gas central heating system.

- Ensuite shower room.

- Eye catching extended kitchen / living / entertaining area with Upvc double glazed sliding patio doors.
- Off road carparking with an up-graded Resin Bond driveway.

## GROUND FLOOR

Composite front door to;

### ENTRANCE HALL

Beautiful tiled floor, cornicing, cloakroom / storage.

### LIVING ROOM

14'0 x 9'9 (4.27m x 2.97m)

Beautiful tiled floor, bay window, cornicing, feature double doors to:

### DINING ROOM OPEN PLAN TO

28'0 x 23'8 (8.53m x 7.21m)

Herringbone effect wooden floor, open plan to;

### FEATURE ADDITIONAL LIVING SPACE

28'0 x 23'8

Attractive fireplace with gas fire, feature Upvc double glazed sliding patio door to good sized, privately enclosed gardens.

### LUXURY KITCHEN

Range of high and low level units, sink unit,

built-in hob and under oven, stainless steel extractor fan, vertical radiator, integrated fridge and freezer, display cabinets, spotlights, beautiful tiled floor, Velux window, breakfast bar.

### FIRST FLOOR

#### FEATURE LANDING

Cornicing.

#### BEDROOM 1

14'7 x 10'0 (4.45m x 3.05m)

Spotlights, excellent range of built-in slide robes access to;

#### PRIVATE EN-SUITE SHOWER ROOM

Shower cubicle, low flush W.C, chrome effect towel warmer, wash hand basin, contemporary tiling.

#### BEDROOM 2

14'11 x 9'4 (4.55m x 2.84m)

Spotlights.

#### BEDROOM 3

15'9 x 9'4 (4.80m x 2.84m)

Access to;

#### SEPARATE STUDY AREA / DRESSING ROOM

11'9 x 6'3 (3.58m x 1.91m)

Spotlights.

#### LUXURY UP-GRADED WHITE BATHROOM SUITE

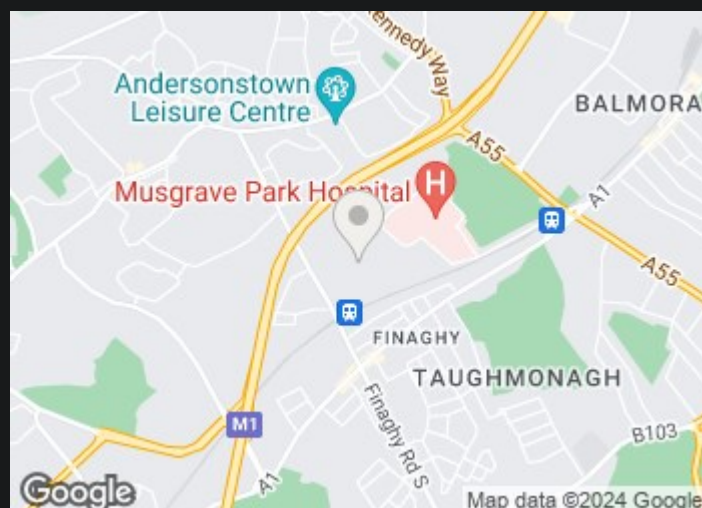
Bath, telephone hand shower, low flush w.c, chrome effect sanitary ware, feature wash hand basin and storage unit, spotlights, beautiful partially tiled walls and floor.

#### OUTSIDE

Extensive garden and feature Resin Bound patio, wall, pillars and gates to front, feature Resin Bound driveway / off road carparking.

#### FEATURE STUDIO

Electrics and plumbing.



## Directions

<https://www.ulsterpropertysales.co.uk>





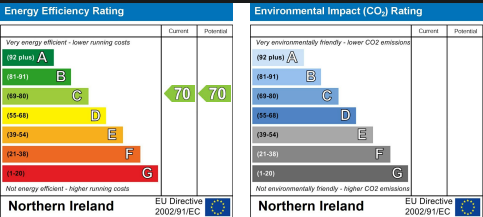
Floor Plan

34 Orchardville Crescent, BELFAST, BT10 0JT



Total Area: 147.3 m² ... 1586 ft² (excluding garage, studio)  
All measurements are approximate and for display purposes only

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