



21 Orient Gardens , Belfast, BT14 6LH

Offers Around £145,000

Stunning 5 Bedroom Red Brick Town House With Delightful Period Features

An extensive refurbished period town house, superbly positioned close to the City, and the many amenities offered by the Cliftonville and Antrim Road. The updated and improved interior comprises 5 bedrooms, lounge into bay window, dining room with feature fireplace, fabulous country style kitchen incorporating breakfast bar, large range style cooker and excellent range of high and low level units and contemporary bathroom suite with additional separate wc. The dwelling further offers uPvc double glazed windows, extensive use of wood laminate and ceramic tiled floors, gas central heating and improved wiring/smoke alarms. The property has a spacious yard to the rear with additional storage and secure access to a gated alleyway and has been maintained and updated to an excellent standard.

With such accommodation at great value we highly recommended early inspection to appreciate the grand accommodation on offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	54	66
EU Directive 2002/91/EC		

21 Orient Gardens

, Belfast, BT14 6LH



- Stunning 5 Bedroom Red Brick Town House
- Modern Bathroom Suite, Separate WC
- Gas Fired Central Heating
- Grand Period Living Or Ideal Investment Opportunity
- Lounge, Dining Room With Feature Fireplace
- Five Bedrooms Over 2 Floors
- Updated Wiring, Joinery Including Fire Doors
- Fantastic Country Style Kitchen
- Upvc Double Glazed Windows
- Close To The City, Antrim & Cliftonville Roads

Entrance Hall

Hardwood front door. Entrance Porch.

Lounge

13'1" x 12'9" into bay (3.99m x 3.89m into bay)
Feature fireplace with tiled inset.
Laminate wooden flooring.

Dining Room

11'9" x 11'1" (3.6 x 3.4)
Feature fireplace. Laminate wooden paneled walls, ceramic tiled floor.
flooring.

Kitchen

18'8" x 7'2" (5.7 x 2.2)
Extensive range of country style high and low level units, Stainless steel sink unit. Formica "wood block"

worktops, Gas range, Integrated extractor, plumbed for washing machine, partly tiled walls, Ceramic style tiled flooring, Rear door.

First Floor

Bathroom

Contemporary bathroom suite comprising panelled bath, electric shower, shower screen, pedestal wash hand basin, low flush wc, pvc paneled walls, ceramic tiled floor.

Separate WC

Low flush WC, pedestal wash hand basin. Ceramic tiled floor.

Bedroom 1

11'1" x 9'10" (3.4 x 3.0)
Laminate wooden flooring.

Bedroom 2

15'5" x 4'3" (4.7 x 13.4)
Built-in storage. Laminate flooring.

Second Floor

Bedroom 3

10'9" x 9'6" (3.3 x 2.9)
Velux style window. Laminate wooden flooring.

Bedroom 4

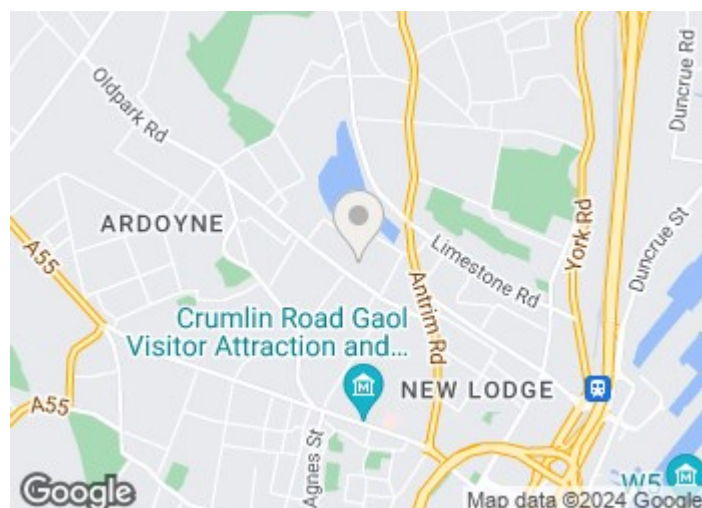
9'10" x 8'2" (3.0 x 2.5)
Laminate wooden flooring.

Bedroom 5

11'1" x 7'6" (3.4 x 2.3)
Laminate flooring.

Outside

Extensive rear yard. Storage space. Gate to alleyway.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

