



## 5 Oregon Gardens , Belfast, BT13 3HJ

**Offers In The Region Of  
£119,950**

Fantastic Opportunity To Purchase A Modern Constructed Town Terrace With Off Street Carparking In A Quiet Cul de Sac Position.

Holding an excellent site within a quiet cul de sac this superb modern constructed town terrace will have immediate appeal. The modernised interior comprises 3 bedrooms, lounge with attractive fireplace, fitted kitchen incorporating dining area alongside downstairs cloakroom with low flush wc and modern white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, oil fired central heating and has benefitted from improvement works in past years. Brick paved driveway for off street carparking and hard landscaped gardens to rear makes this home ideally suited to young and old alike, immediate viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	60	70
EU Directive 2002/91/EC		

## 5 Oregon Gardens

, Belfast, BT13 3HJ



- Modern Constructed Town Tearrce
- 3 Bedrooms
- Fitted Kitchen/Dining Area
- Modern White Bathroom
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Quiet Cul de Sac Position
- Lounge With Attractive Fireplace
- Downstairs Cloakroom
- Off Street Carparking

### Entrance Hall

Upvc double glaze entrance door, wood laminate floor.

### Lounge

13'7" x 11'4" (4.15 x 3.47)

Attractive fireplace, wood laminate floor, double panelled radiator.

### Kitchen/Dining

17'9" x 11'4" (5.43 x 3.47)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer space, ceramic tiled floor, built-in storage.

### Rear Lobby

Ceramic tiled floor, built-in storage, pvc door to rear.

### Downstairs Cloakroom

Pedestal wash hand basin, low flush wc.

### First Floor

Landing, built-in storage, hot-press.

### Bathroom

Modern white bathroom to wet room standards comprising walk-in shower, electric shower, pedestal wash hand basin, low flush wc, built-in storage, pvc panelled walls & ceiling, extractor fan.

### Bedroom

11'5" x 10'5" (3.48 x 3.19)

Built-in storage, panelled radiator.

### Bedroom

9'11" x 11'3" (3.03 x 3.45)

Built-in storage, panelled radiator.

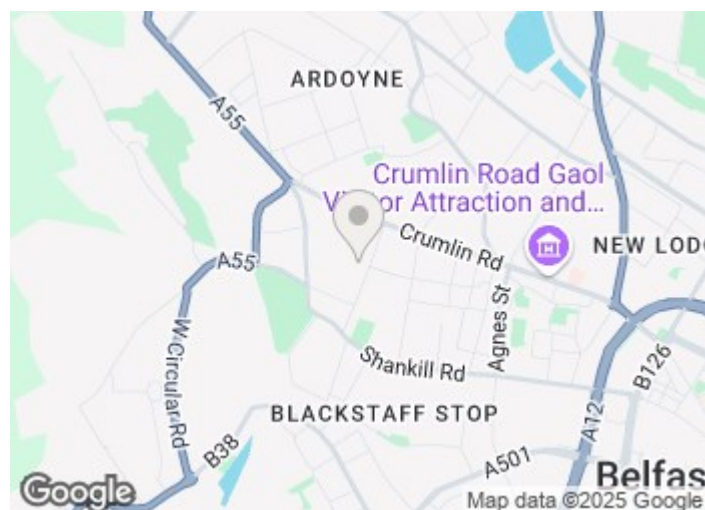
### Bedroom

7'3" x 8'2" (2.21 x 2.49)

Wood laminate floor, panelled radiator.

### Outside

Front garden with brick paved driveway, rear hard landscaped garden with patio, pvc oil tank, boiler house, outside tap & light, vertical panelled fencing.



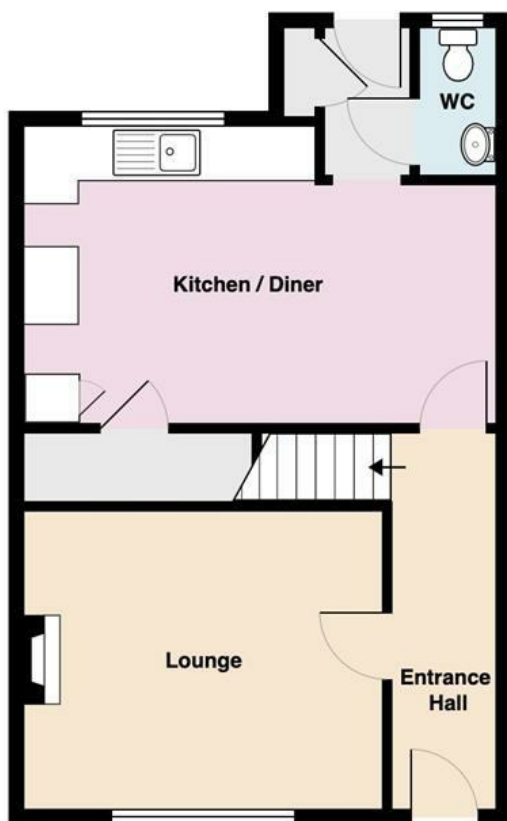
### Directions



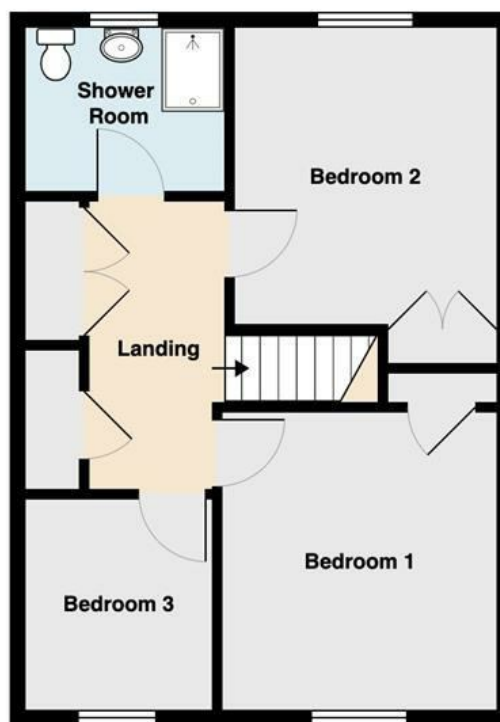


## Floor Plan

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Ground Floor

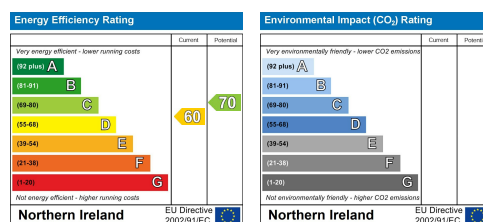


First Floor

Total Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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