

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



193 ORBY DRIVE, BELFAST, BT5 6BD

OFFERS OVER £229,950

A well presented red brick semi-detached property, conveniently located in the Castlereagh area. One of the larger semi-detached homes in the ever popular Orby Drive, this property offers fantastic family accommodation and a South facing rear garden.

The accommodation comprises a bright and spacious entrance hall, lounge with bay window with feature stained glass, and separate living/dining room, all with wood laminate flooring. A fully fitted kitchen in grey with space for dining/breakfast area, built-in oven, hob and fridge/freezer, leading to a rear hall with utility area and WC. Furthermore, the first floor offers three good size bedrooms, and attractive modern white bathroom suite with panelled bath with shower. The property further benefits from uPVC double glazing and gas fired central heating.

Outside, the property offers a front garden in lawn with driveway for off street parking. To the rear, a detached garage and a private enclosed South facing rear garden in lawn, perfect for summer BBQ's and entertaining. Ideally located within walking distance to some of East Belfast's leading schools, Forestside Shopping Centre, Orangefield Park, Ballyhackamore Village and its vast array of shops and cafes and main arterial routes to Belfast City Centre.

A must view home offering fantastic family accommodation in a much sought after residential area!



Key Features

- Spacious Red Brick Semi-Detached Family Home In Excellent Location
- Modern Grey Fitted Kitchen With Built-In Appliances
- Modern White Bathroom Suite With Shower Over Bath
- Large Private South Facing Garden To Rear With Patio Area
- Two Bright & Spacious Reception Rooms, Both With Laminate Flooring
- Three Bedrooms, Master Bedroom With Bay Window
- Gas Fired Central Heating And uPVC Double Glazing
- Conveniently Located Close To A Vast Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Laminate strip wood flooring.

Lounge

14'0 x 11'7 (into bay)

Laminate strip wood flooring.
Stained and leaded windows.
Cornicing to ceiling.

Living Room

11'8 x 11'3

Laminate strip wood flooring.
Cornicing to ceiling.

Kitchen

19'2 x 9'0

Range of high and low level units, Belfast style sink unit, double oven and gas 4 ring hob, integrated fridge/freezer. Ample space for casual dining area. Fully tiled floor.

Rear Hall/Utility Area

Gas boiler. Plumbed for washing machine. Low flush WC and wash hand basin. Fully tiled flooring. PVC back door.

First Floor

Bedroom 1

14'7 x 10'8 (into bay)

Bedroom 2

12'0 x 10'4

Bedroom 3

8'6 x 7'2

Bathroom

White suite comprising panelled bath with overhead shower and handheld shower, vanity unit and low flush WC. Part panelled walls. Fully tiled floor.

Outside

Driveway to front for off street parking. Front garden in lawn with flowerbeds. Attractive large South facing garden to rear in lawn with large patio area, offering a perfect area for entertaining.

Detached Brick Garage











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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	63	65
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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