

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**26A ORANGEFIELD CRESCENT, BELFAST, BT6  
9GG**

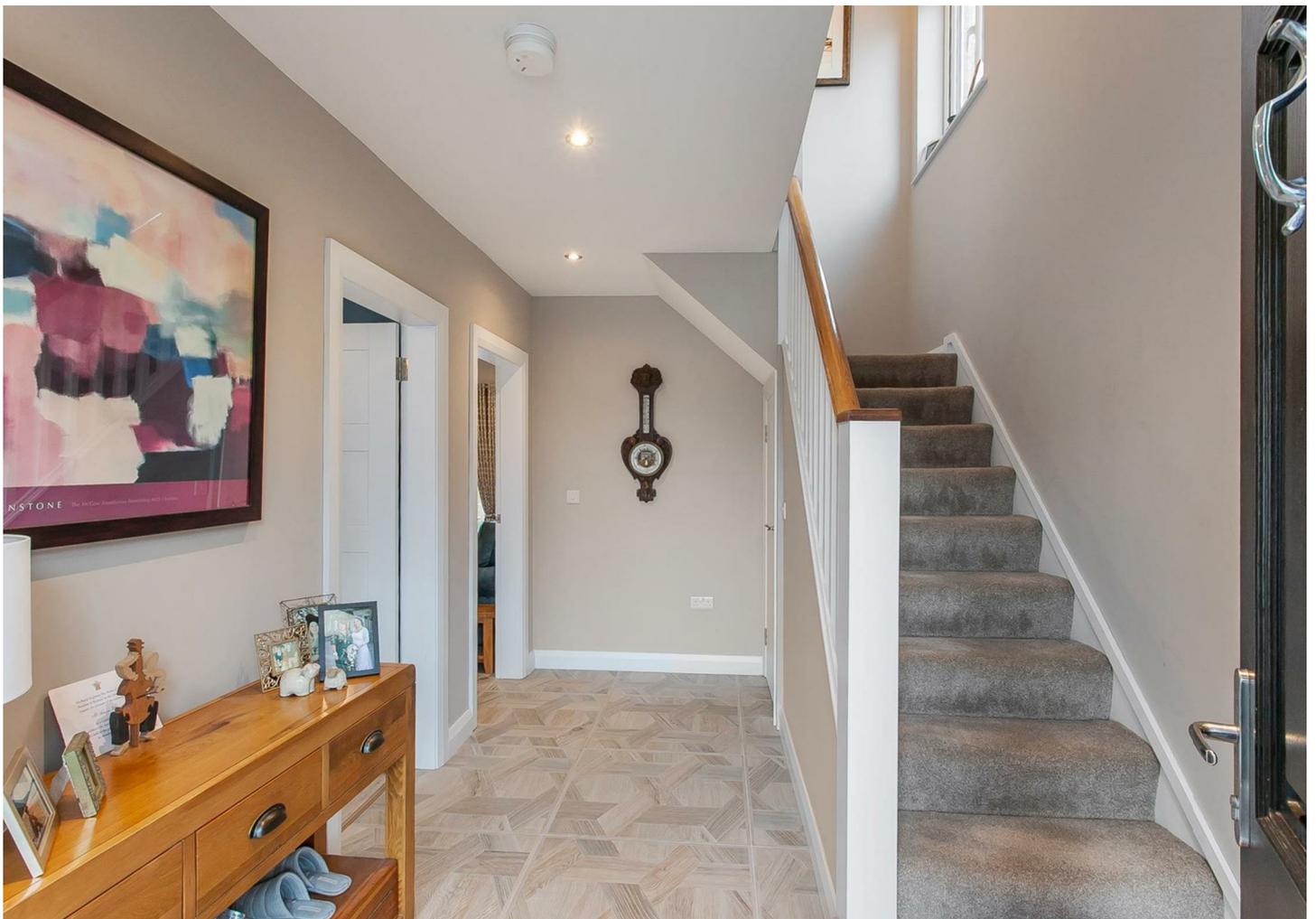
**OFFERS OVER £299,950**

An extended detached family home in the ever popular Castlereagh Road area which has recently underwent a complete renovation to include rewiring, replumbing, replastering, and new kitchen and bathroom.

Beautifully presented and finished to an excellent standard, the accommodation offers tasteful decor throughout and enjoys lots of space for professionals and families. On entry, there is an attractive ceramic tile floor with cloak space under stairs, and lounge with hole in wall feature fireplace comprising of multifuel stove, slate tile hearth and engineered Oak wood flooring. Living room with ceramic tile flooring, patio doors to patio garden, and open to luxury new kitchen. The kitchen comprises of attractive range of units with pull-out features, integrated appliances, and opening to dining area with roof light, recessed spotlighting, ceramic tile flooring and sliding patio doors to garden.

The first floor offers well proportioned bedrooms, and a new luxury bathroom comprising of white suite with freestanding roll top feature bath, large walk-in shower cubicle with built-in rainfall shower, chrome feature radiator, and partly tiled walls. The outside areas include large brick paviour driveway to front, and concrete driveway to side, and enclosed good size garden to rear with tiled patio area and generous lawn, timber garden shed with electric, outside lights and sockets. A great space for families wanting to enjoy summer barbeques.

Located in a mature residential area with many amenities close to hand including bus routes into Belfast City Centre, supermarkets, schools, and both Forestside and Ballyhackamore, this newly renovated home is perfect for families wanting beautifully presented accommodation with little maintenance.



## Key Features

- A Fantastic, Newly Renovated, Extended Family Home in a Mature Residential Location
- Living Room With Ceramic Tile Flooring And Patio Doors to Garden, Open To Kitchen
- Dining Area With Roof Light, Ceramic Tile Flooring And Sliding Patio Doors To Rear
- New Gas Fired Central Heating, And New uPVC Double Glazed Windows And Doors
- Three Reception Areas Including Lounge With Hole In Wall Fireplace And Multifuel Stove
- Luxury New Kitchen Comprising Of Range Of Integrated Appliances, Open To Dining
- Three Bedrooms & Luxury New Bathroom With Feature Bath And Walk-In Shower Cubicle
- Generous Driveway, Garden in Lawn, And A Great Location Close To Schools And Bus Routes



### Accommodation Comprises

#### Entrance Porch

Tiled flooring.

#### Entrance Hall

Ceramic tiled flooring. Cloak cupboard under stairs.

#### Lounge

16'0 x 11'0

Hole in wall feature fireplace with multi fuel stove and slate tiled hearth. Engineered Oak wood flooring.

#### Living Room

11'8 x 11'0

Ceramic tiled flooring. Patio doors to garden. Open to:

#### Dining Kitchen

17'7 x 9'9

Newly installed range of high and low level units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, concealed gas fired boiler, plumbing for washing machine, feature pull out shelving, pull out spice drawer. Open to dining area with recessed spotlighting and ceramic tiled flooring. Sliding patio doors.

### First Floor

#### Landing

#### Bedroom 1

11'7 x 11'1

#### Bedroom 2

11'9 x 11'1

#### Bedroom 3

8'2 x 8'0

#### Bathroom

Luxury white suite comprising freestanding rolltop bath with mixer tap and telephone hand shower, large walk-in shower cubicle with built-in rainfall shower and handheld shower, tiled walls and shower screen. Vanity unit with mixer tap and tiled splashback, low flush WC and chrome feature towel radiator. Recessed spotlighting. Extractor fan.

#### Outside

Large brick paviour driveway to the front and concrete driveway to side. Good size enclosed rear garden with tiled patio area and generous lawn. Timber garden shed with electric. Outside lights and sockets.



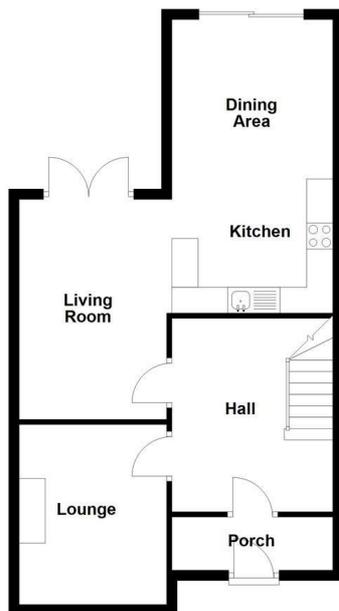




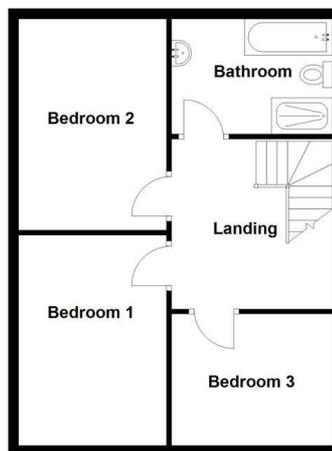




Ground Floor



First Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(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>	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.

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