

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**106 ORBY ROAD, BELFAST, BT5 5HP**

**OFFERS OVER £249,950**

A well presented detached bungalow offering great accommodation for downsizers, and includes mature gardens and detached garage, located in an excellent residential area, close to Ballyhackamore and the popular Castlereagh Road.

The accommodation, formally a three bedroom detached bungalow, was converted into a two bedroom allowing for a much bigger lounge/dining room area, ideal for the mature couple. The kitchen includes an extensive range of units, generous space for appliances, partly tiled walls and ceramic tiled flooring, open to dining area and utility cupboard. Two good size bedrooms, one to include an excellent range of built-in robes, modern white shower room installed as recently as 2021, comprising of large walk-in shower cubicle with electric shower, vanity unit, PVC wall cladding and wood laminate flooring.

The property further benefits from solid mahogany wooden framed double glazed windows, gas fired central heating, PVC fascia and soffits. The outside offers a well kept front garden with lawn, gated brick paviour driveway leading to detached garage, enclosed rear garden with brick paviour patio area, good size lawn with mature shrubs and boundary fence.

Located in the ever popular Orby area, this property sits within a popular residential area, close to schools and parks, not to mention the ever popular Ballyhackamore area, and bus routes to Belfast city centre. The perfect property for many mature buyers wanting to downsize to a great convenient location.



## Key Features

- Excellent Detached Bungalow In A Popular Residential Location
- Good Size Kitchen With Ceramic Tiled Flooring, Open To Dining Area
- Modern White Shower Room With Large Shower Cubicle And Laminate Flooring
- Gardens To Front And Rear, Patio Area, And Detached Garage
- Spacious Lounge/Dining Area With Feature Marble Electric Fireplace
- Two Well Proportioned Bedrooms, One With Built-In Robes
- Double Glazed Windows, PVC Fascia And Soffits & Gas Fired Central Heating System
- Convenient Location Close To A Range Of Local Amenities And Bus Routes



## Accommodation Comprises

### Entrance Hall

Double doors.

### Lounge

23 x 12'9

Marble fireplace with feature stove and electric fire.

### Kitchen

14'2 x 12'3

Extensive range of high and low level units and illuminated display cabinets, marble effect worktops, inset 1 1/4 bowl single drainer sink unit with mixer tap, space for cooker with integrated extractor hood, space for fridge freezer, plumbed for dishwasher, part tiled walls, wood panelled ceiling with recessed spot lighting, ceramic tile flooring open to dining area, utility cupboard with gas fired boiler, plumbed for washing machine.

### Bedroom 1

13'4 x 11'7

Enclosed range of built in robes.

### Bedroom 2

10'8 x 8'9

### Shower Room

Modern white suite comprising large walk-in shower cubicle, electric shower, shower screen, vanity unit with mixer tap, low flush w.c, pvc wall cladding, pvc panelled ceiling with recessed spotlighting, chrome feature radiator, wood laminate flooring.

## Outside

Front garden with lawn, gated brick paviour driveway to side. Enclosed rear garden with brick paviour patio, good size lawn with mature shrubs and boundary fence.

## Detached Garage

19'1 x 9'1

Light and power, up and over door.









