

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**43 ORBY ROAD, BELFAST, BT5 5HN**

**OFFERS AROUND £229,950**



A beautifully presented red brick semi-detached property offering three bedrooms with garden, located within a popular residential area close to Ballyhackamore and Castlereagh Road.

The accommodation comprises attractive strip wood flooring in the entrance hall, lounge with attractive fireplace, and a separate living/dining room with fireplace and patio doors to garden. The kitchen includes a range of units with partly tiled walls and ceramic tile flooring opening to living/dining room, a great family area for everyone.

The first floor includes three bedrooms and family bathroom, comprising a white suite with shower over bath, recessed spotlighting, partly tiled walls and ceramic tile flooring. Other benefits include uPVC double glazed windows, including a new uPVC front door, new fascia and soffits, gas fired central heating, a great garden to rear with lawn and patio area, and brick feature driveway to front.

Located in a convenient location close to many amenities including Greenville Park, bus routes into Belfast City Centre and the many schools nearby. View now to avoid disappointment!



## Key Features

- Excellent Red Brick Semi-Detached Property In Popular Location
- Kitchen With Ceramic Tile Flooring, Open To Living/Dining Room
- Gas Heating System (New Gas Boiler) & uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities
- Lounge And Separate Living Room With Patio Doors To Garden
- Three Well Proportioned Bedrooms & Family Bathroom On The First Floor
- Driveway To Front And Good Size Garden To Rear With Patio Area
- Ideal Purchase For A First Time Buyer Or Family



### Accommodation

#### Comprises:

##### Entrance Hall

Newly fitted uPVC door and wood strip flooring.

##### Lounge

12'0" x 9'5"

(into bay) Attractive fireplace and cornice.

##### Living Room / Dining Area

15'3" x 10'0"

Attractive fireplace, cast iron inset, slate hearth, recessed spotlighting, wood strip flooring and double doors to rear. Open to:

##### Kitchen

11'9" x 7'0"

Excellent range of high and low level units, single drainer sink unit, built-in oven and hob, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, partly tiled walls and fully tiled flooring.

### First Floor

#### Landing

##### Bedroom 1

9'9" x 8'7"

##### Bedroom 2

10'4" x 8'4"

##### Bedroom 3

6'5" x 6'3"

### Bathroom

White suite comprising panelled bath with shower above and low flush WC, vanity unit. Access to partly floored roofspace via slingsby type ladder, recessed spotlighting, partly tiled walls and fully tiled flooring.

### Outside

Driveway to front.

Private garden to rear with mature trees, decked area and feature patio area.













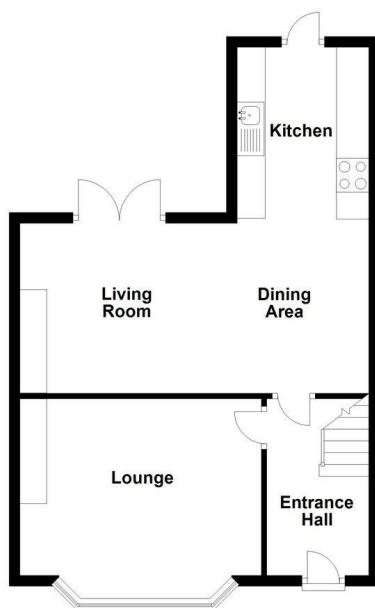




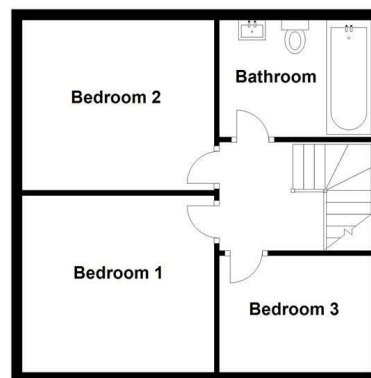




Ground Floor



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>		
(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>	64	67
		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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