



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

66 Orangefield Parade,
Belfast,
County Antrim,
BT5

Guide Price: £175,000

 **Reeds Rains**

reedsrains.co.uk

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Guide Price: £175,000

EPC Rating: E

Boasting an elevated site within this prime residential location is this excellent detached property.

Very competitively priced in todays market this particular property will require complete renovation throughout however offers fantastic potential.

Internally consists of three bedrooms, lounge open plan to dining area, kitchen and bathroom suite.

Externally benefits from gardens to front, side and rear along with a detached garage and driveway car parking.

This superb location falls within close proximity to the vibrant Ballyhackamore Village and for the daily commuter, Belfast City Centre and the surrounding towns are all easily accessible.

Early consideration to view is strongly advised to appreciate the true potential on offer.

Steps To...

uPVC Front Door To...

Entrance Hall

Under stairs storage.

Lounge Open Plan To Dining Area

25'1" x 10'6" (7.65m x 3.2m)
Raised dining area. uPVC sliding door to enclosed rear garden.

Fitted Kitchen

10'9" x 7'1" (3.28m x 2.16m)
One and 1/2 bowl sink unit with chrome dual mixer tap. Range of high and low level units with formica work surfaces. Space for cooker and integrated extractor hood. Plumbed for washing machine. Space for fridge. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear garden.

First Floor

Bedroom One

13'7" x 10'6" (4.14m x 3.2m)

Bedroom Two

10'9" x 10'1" (3.28m x 3.07m)

Bedroom Three

11'1" x 6'6" (3.38m x 1.98m)
At widest points. Hot press with lagged copper cylinder and storage above.

Shower Room

Fully tiled walk in shower cubicle with Mira electric shower unit. Pedestal wash hand basin with chrome dual mixer tap. Low flush w/c. Fully tiled walls. Pine ceiling.

Landing

Access to roof space.

Outside

Well tended garden to front and side in lawn. Enclosed private easy to maintain garden to rear bordered by fencing. uPVC oil tank. Outside tap / light. Driveway car parking.

Detached Garage

With up and over door. Oil fired boiler.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.