



13 Orient Gardens

Belfast, BT14 6LH

Offers in the region of

£120,000



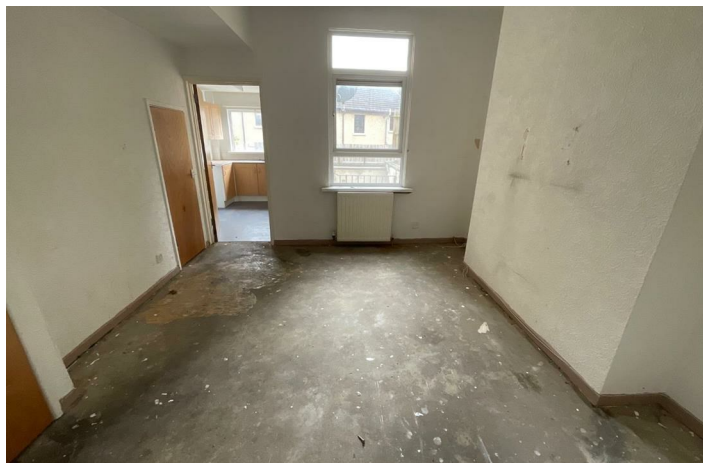
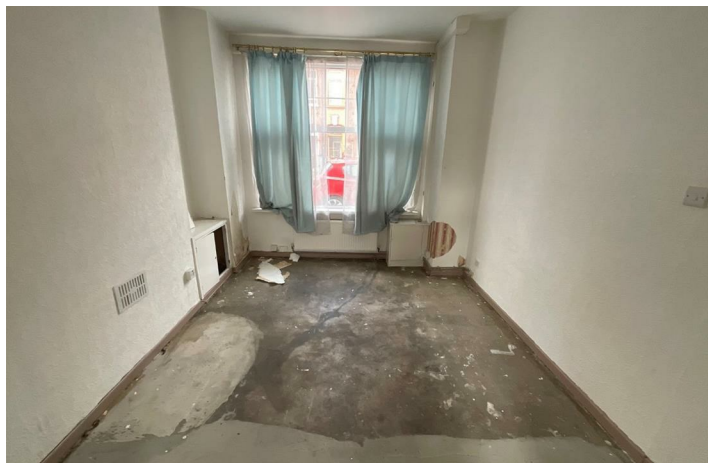
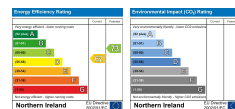
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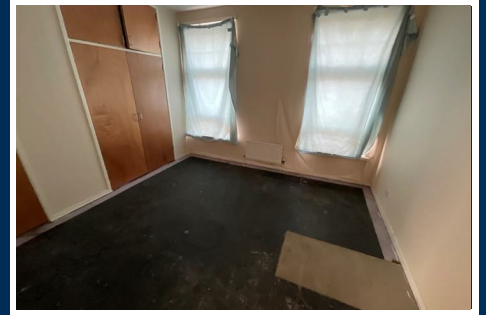
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# 13 Orient Gardens

, Belfast, BT14 6LH

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A sizeable three storey townhouse located just off the Antrim Road in North Belfast which will have immediate appeal to investors and growing families in particular.

Priced to allow for upgrading the dwelling comprises vestibule entrance, hallway, open plan reception dining space, fitted kitchen, three piece classic white bathroom suite and four bedrooms. Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating and uPVC double glazing.

Orient Gardens is conveniently located close to many leading shops and amenities including the 'Waterworks' Park, Antrim Road Tesco, Yorkgate Train Station and it is just a short walk to the City Side Retail Park and brand new Ulster University Campus.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

Composite front door with glass insets, panelled radiator, wooden interior door with glass insets leading to:

### Hallway

Double panelled radiator, stairs leading to first floor

### Living Room 25'1" x 12'0" (7.67m x 3.66m)

Dual aspect windows allowing for plenty of natural light, under stair storage, enclosed gas and electricity meters, amp,e dining space

### Kitchen 10'10" x 7'4" (3.32m x 2.24m)

Fitted kitchen with high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer, cooker and fridge freezer space, plumbed for a washing machine, access to rear yard

## First Floor

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath, panelled radiator

### Front Bedroom 11'3" x 12'4" (3.43m x 3.78m)

Enclosed storage cupboards, panelled radiator

### Rear Bedroom 11'3" x 9'3" (3.43m x 2.84m)

Panelled radiator

## Second Floor

### Landing

Enclosed storage cupboard housing gas boiler, access to roof space

### Front Bedroom 11'3" x 15'7" (3.44m x 4.75m)

Panelled radiator

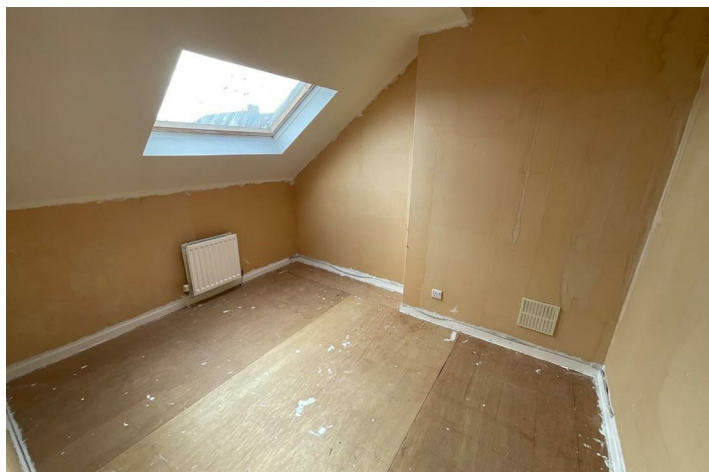
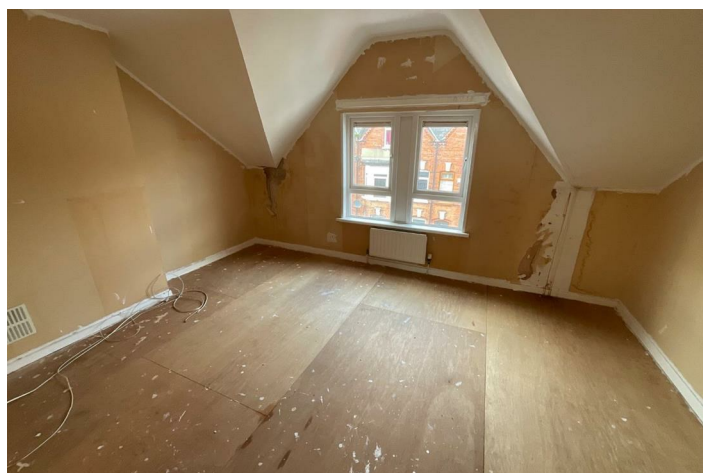
### Rear Bedroom 11'4" x 9'3" (3.46m x 2.83m)

Velux window, double panelled radiator

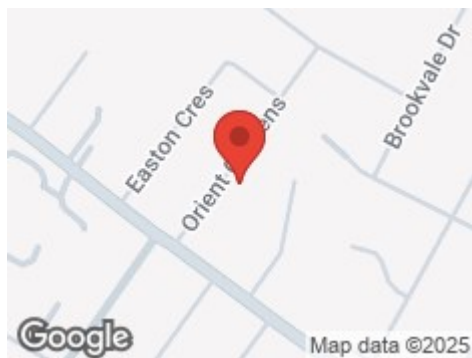
## Outside



Paved rear yard with access to rear entry



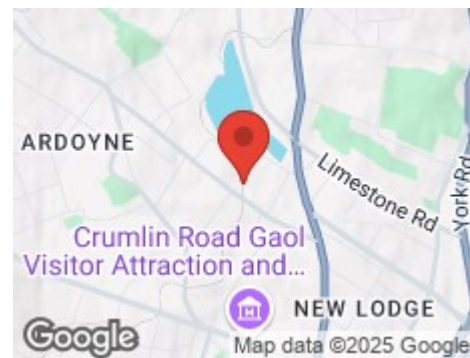
Road Map



Hybrid Map



Terrain Map



Floor Plan

## VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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