



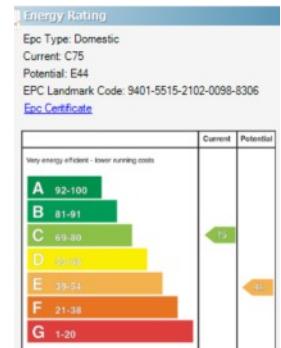
This beautifully presented semi detached home is finished to a high standard throughout. Conveniently located, it is within comfortable walking distance of Ballyhackamore village and its array of amenities, plus close to a Glider stop ideal for commuters. Also only a short distance away is the Comber Greenway, ideal for keen cyclists and walkers.

The property comprises spacious lounge with casual dining area and separate kitchen to the ground floor, and three bedrooms plus contemporary bathroom to the first floor. Externally there is driveway parking and garage with utility area to the rear, plus a private and enclosed hard landscaped rear garden area.

**Offers Over  
£215,000**

26 Orangefield Gardens,  
BELFAST,  
BT5 6DP

**Viewing by  
appointment with  
& through agent  
028 9065 0000**





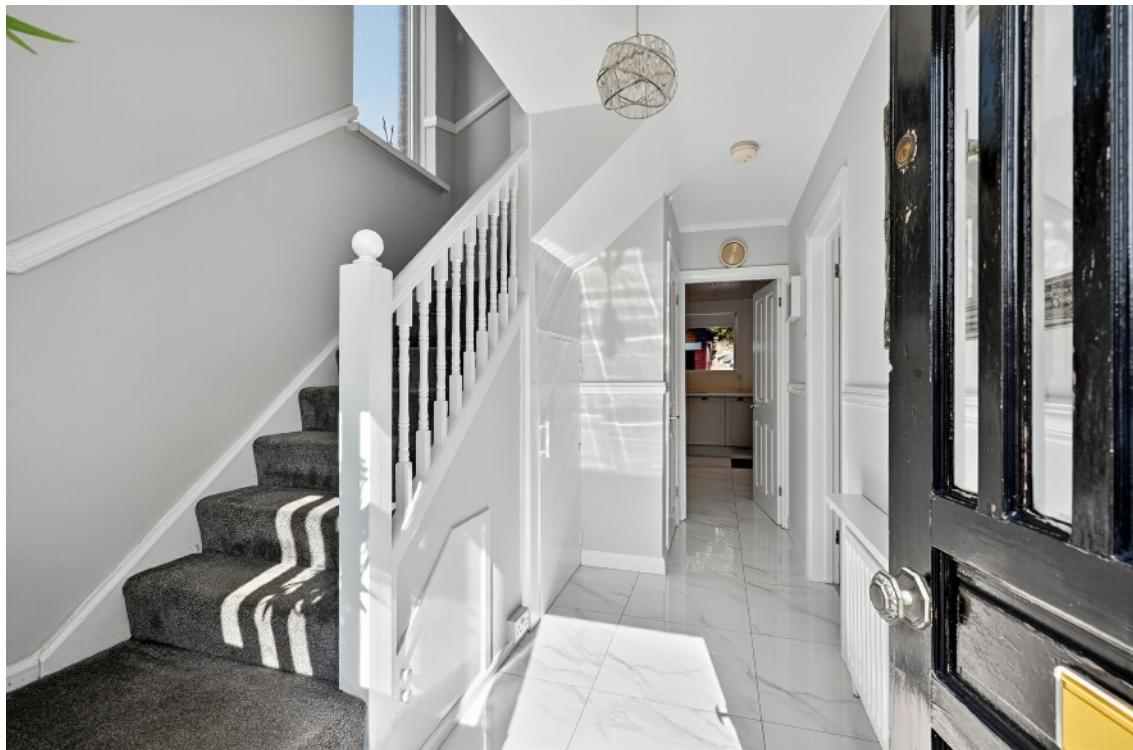
- Beautifully presented modern semi detached home
- Spacious lounge open plan to casual dining area
- Kitchen with range of integrated appliances
- Three bedrooms, two with built in robes
- Bathroom with white suite
- Additional ground floor WC
- Oil fired central heating/uPVC Double glazed windows
- Detached garage with utility area
- Private and enclosed hard landscaped rear garden area
- Within walking distance of Ballyhackamore Village and the Comber Greenway

The Property Comprises:

Ground Floor

Stained glass front door to:

ENTRANCE HALL: Tiled floor, under stairs storage cupboard.



DOWNSTAIRS W.C.: White suite comprising vanity sink unit, low flush wc.



Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

LOUNGE: 20' 2" x 11' 2" (6.15m x 3.4m) Laminate wood effect floor, feature fireplace with electric fire, cornice ceiling. Open to casual dining area.

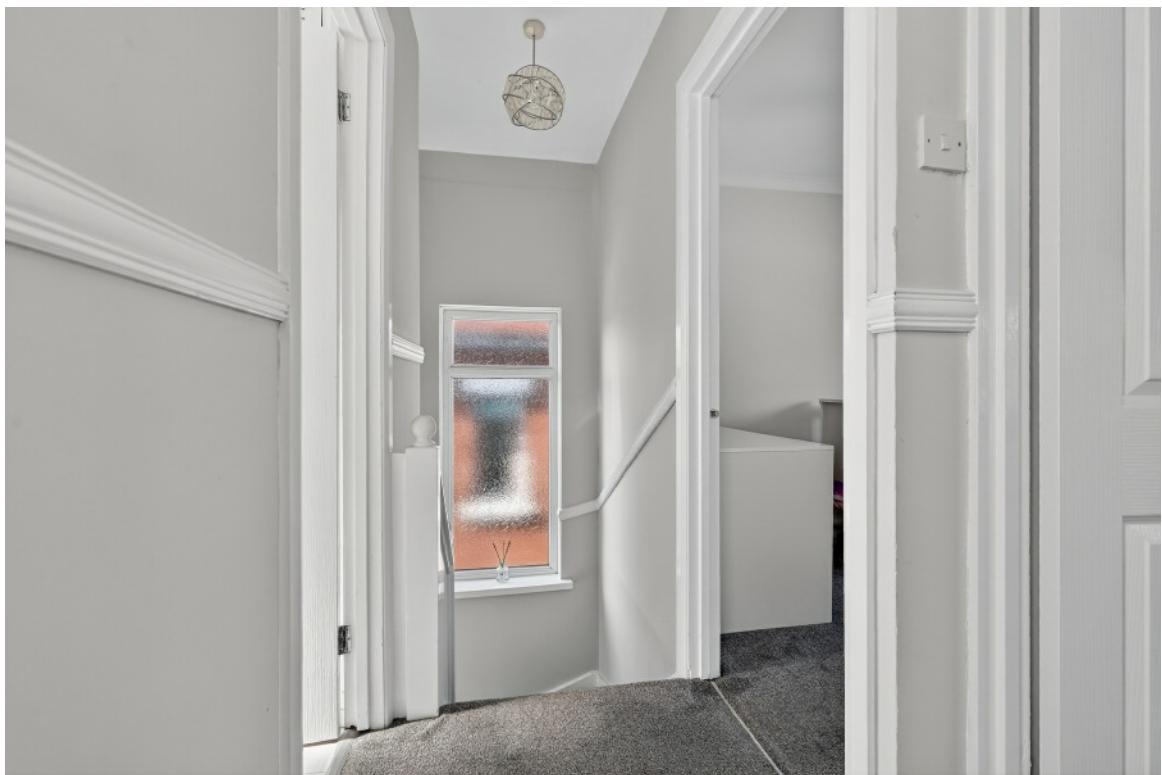


KITCHEN: 12' 8" x 7' 5" (3.86m x 2.26m) Modern fitted kitchen with range of high and low level units, four ring electric hob, stainless steel extractor hood, one and a half bowl double drainer stainless steel sink unit, integrated dishwasher, integrated fridge/freezer, electric underbench oven, low voltage spotlights, integrated wine rack, tiled floor. Glazed door to rear.



## First Floor

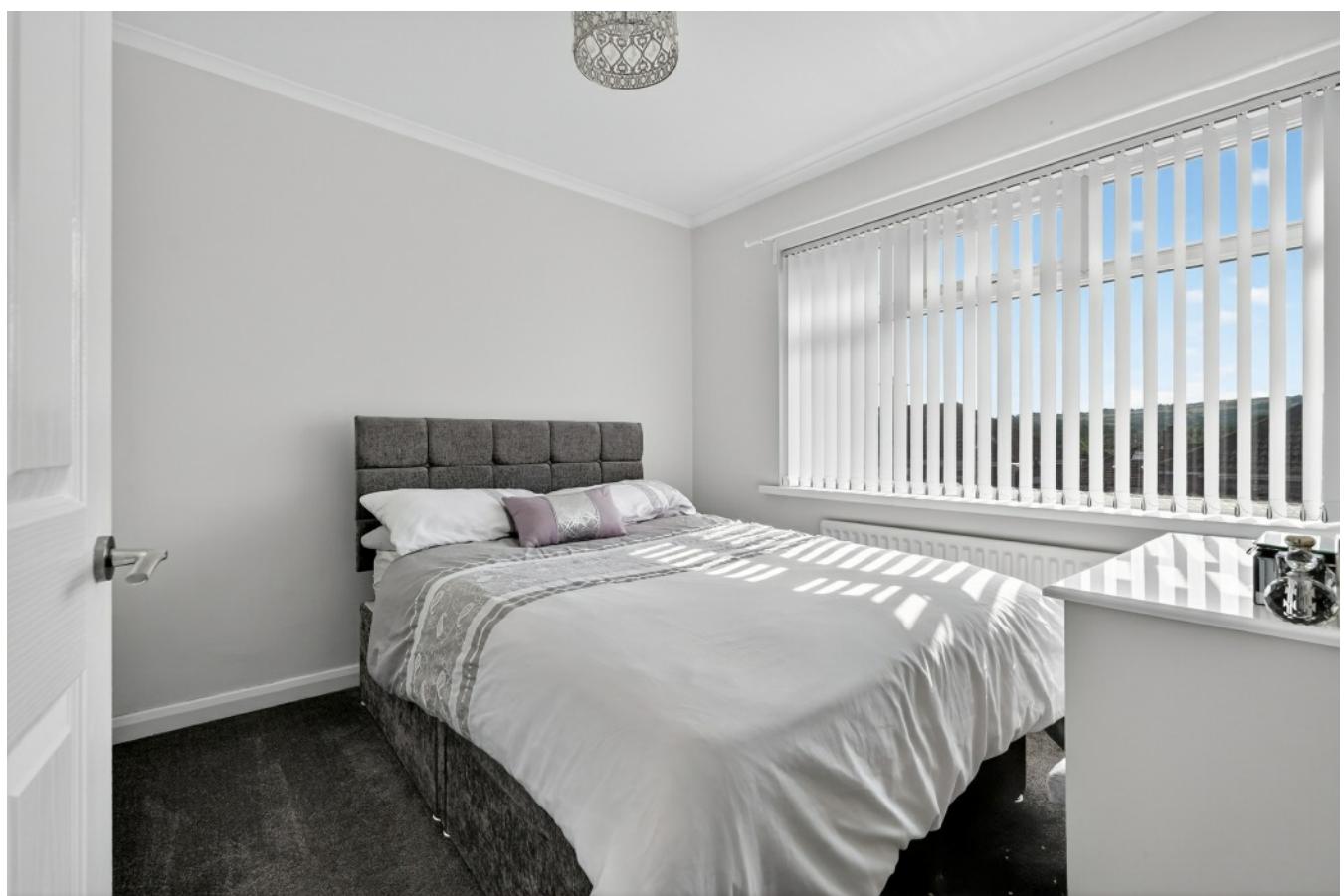
LANDING: Access to floored roofspace via Slingsby style ladder.



BEDROOM (1): 10' 0" x 9' 4" (3.05m x 2.84m) Wall-to-wall robes with sliding doors.



BEDROOM (2): 9' 2" x 8' 9" (2.79m x 2.67m) Built-in robes and dressing table.



BEDROOM (3): 10' 5" x 7' 6" (3.18m x 2.29m)



BATHROOM: White suite comprising vanity sink unit, low flush wc, panelled bath with mixer tap and over head electric shower with telephone hand shower, part tiled walls, chrome heated towel rail, shelved hotpress.



Outside

FRONT: Tiered front garden area. Driveway parking leading to:

GARAGE: 15' 10" x 11' 9" (4.83m x 3.58m) Roller door, plumbed for washing machine, light and power, side door.

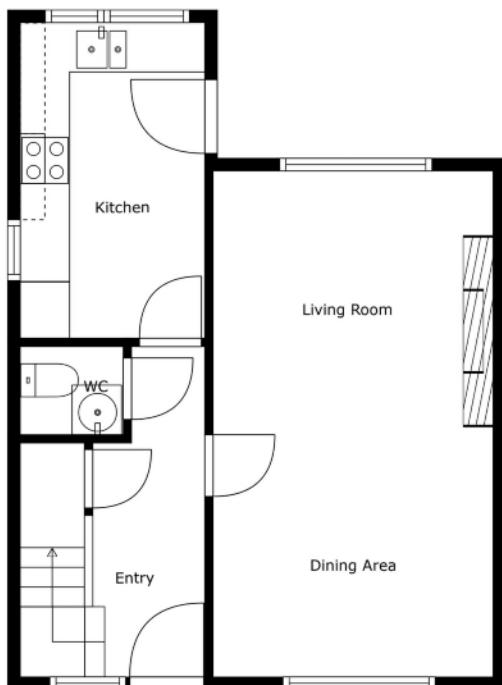
REAR: Private and enclosed raised patio seating area, uPVC oil tank, oil fired boiler house, tap and light.



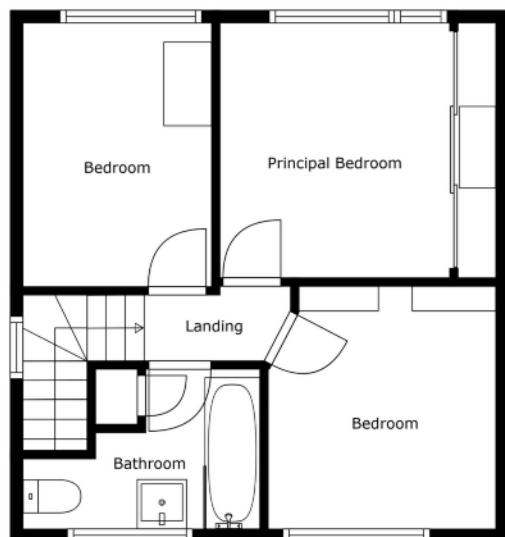
Telephone 028 9065 0000  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Location:

From North Road, turn onto Orangefield Road. Then take first right onto Orangefield Avenue. Gardens is second on the right.



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Belfast Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000

## Other Branches

North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.