



Beautifully presented throughout, you get a feel for the warmth and character of this lovely semi detached as soon as you enter the hallway with its original features and modern twist added by its current owners.

The ground floor comprises of: living room, additional family room open to: modern kitchen open to dining area. Three good-sized bedrooms and a family bathroom occupy the first floor along with a converted attic space. Externally there is sunny, south-facing, large garden and detached garage.

Conveniently situated in one of the quieter roads off Ladas Drive, Belfast City Centre is only two miles away and is easily accessible via public or private transport.

It is only upon internal inspection that one can appreciate all this stylish home has to offer.

Offers Over
£295,000

130 Orangefield
Crescent,
Belfast,
BT6 9GJ

Viewing by
appointment with
& through agent
028 9065 0000

Energy Rating	
Epc Type: Domestic	
Current: D60	
Potential: C77	
EPC Landmark Code: 0946-0218-6506-4604-5804	
Epc Certificate	
	Potential
Very energy efficient - lower running costs	
A 92-100	
B 81-91	
C 69-80	77
D 55-68	60
E 39-54	
F 21-38	
G 1-20	



- Impressive, semi-detached home in popular residential area
- Three well-proportioned bedrooms
- Additional converted attic room
- Living room to front, bay window & gas burning stove
- Family room to rear with multi fuel stove, open to:
- Kitchen with appliances & casual dining area
- Family bathroom on first floor
- Detached garage
- GFCH / double glazing throughout
- Enclosed south-facing rear garden
- Excellent amenities in Ormeau, Ballyhackamore & Belmont all close by
- Transport links to Belfast City Centre
- Parks, Schools and Lisnasharragh Leisure Centre all within walking distance

The Property Comprises:

Ground Floor

Compostie front door to . . .

ENTRANCE HALL: Wooden floor. Spotlights. Understairs storage.



LIVING ROOM: 12' 5" x 10' 7" (3.79m x 3.23m) (into bay). Cornice ceiling. Feature fireplace with wooden surround and slate hearth with gas burning stove and floating mantle.



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Open plan to . . .

KITCHEN: 20' 4" x 6' 8" (6.21m x 2.02m) Range of high and low level units. Work surfaces. Stainless steel sink with mixer tap. Integrated oven and microwave. Five ring gas hob. Extractor. Integrated dishwasher and fridge freezer. Tiled splashback. Spotlights. Wooden floor.



Open plan to . . .

DINING AREA: Wooden floor. Spotlights. Feature vertical radiator. Feature floor to ceiling windows. Doors to rear.



First Floor

LANDING:

PRINCIPAL BEDROOM: 12' 5" x 10' 7" (3.79m x 3.23m) Wood effect flooring. Cornice ceiling.



BEDROOM (2): 10' 12" x 10' 6" (3.34m x 3.21m)
Wood effect flooring. Cornice ceiling.



BEDROOM (3): 6' 11" x 6' 8" (2.1m x 2.02m) Wood effect flooring.



BATHROOM: White suite comprising dual flush wc. Floating wash hand basin with mixer tap. Panelled bath with mixer tap. Rainhead thermostatic shower and glass screen. Chrome heated towel rail. Fully-tiled walls, tiled floor.



Fixed staircase to . . .

Second Floor

CONVERTED ATTIC ROOM: 15' 6" x 9' 8" (4.73m x 2.95m) Skylight. Eaves storage.



Outside

FRONT: Tarmac driveway parking.

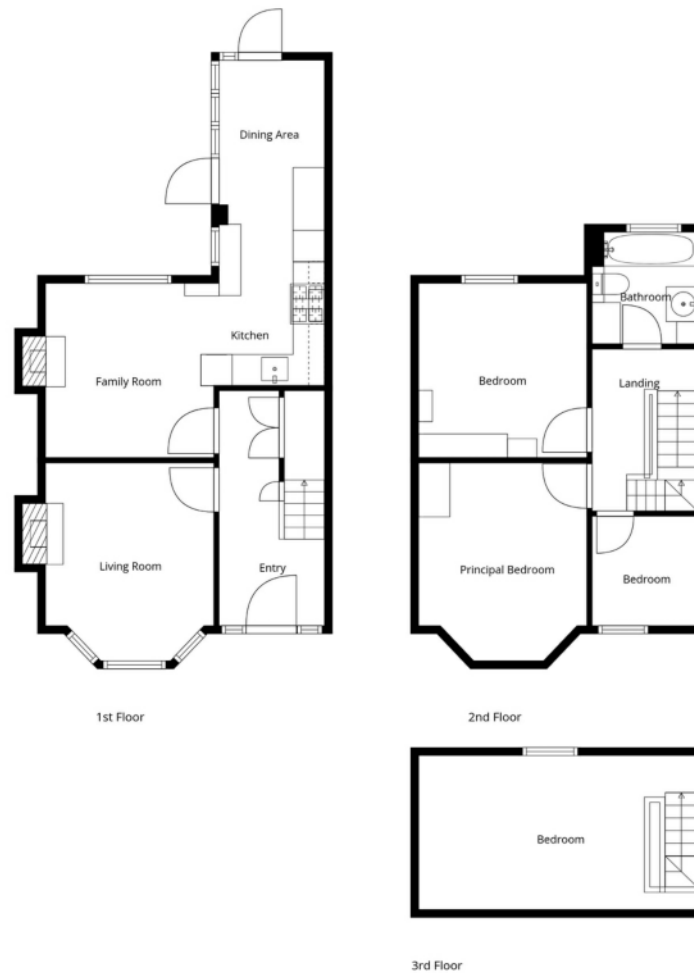
REAR: Enclosed south facing rear garden laid in lawn. Additional patio and sitting areas. Flower beds and mature shrubbery. Outside light and tap.



Location:

Travelling down Ladas Drive towards Ravenhill,
Orangefield Crescent in on your right hand side.

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Sizes And Dimensions Are Approximate. Actual May Vary.

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