



Tucked away in a cul de sac off prestigious, tree-lined Cherryvalley Park, this detached home offers a flexible and versatile layout.

Although now requiring some updating, the sale has been priced accordingly and the property is ready to move into. With both a ground floor bathroom and shower room upstairs, families and the semi-retired alike are well catered for.

Externally there is a good-sized garage and level gardens on three sides.

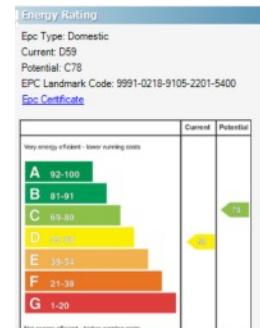
Close to excellent local amenities at Kings Square and the Gilnahirk Road, Belmont and Ballyhackamore are also in the near vicinity.

Early inspection is strongly recommended so as not to miss this opportunity with lots of potential.

**Offers Over
£425,000**

4 Orchard Close,
Off Cherryvalley Park,
BELFAST,
BT5 6PW

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





- Detached villa in superb location
- Option of three or four bedrooms
- Ground floor bathroom
- First floor shower room
- Spacious living room open plan to dining
- Kitchen with breakfast area
- Utility room
- Additional family room / Ground floor bedroom
- Attached garage
- Oil fired central heating
- Double glazed throughout
- Conservatory (in need of repair/replacement)
- Front, side & rear gardens
- Priced to allow for modernisation
- Quiet yet convenient cul de sac location: Schools, amenities & public transport connections nearby
- No onward chain

The Property Comprises:

Ground Floor

uPVC front door with double glazed sidelights to . . .

RECEPTION HALL: Understairs storage cupboard.



LIVING ROOM: 16' 9" x 13' 3" (5.11m x 4.05m) Marble fireplace and hearth with wood surround.



Open plan to . . .

DINING ROOM: 11' 2" x 9' 11" (3.4m x 3.03m)



Sliding door to . . .

CONSERVATORY: 12' 2" x 8' 0" (3.7m x 2.45m) Tiled floor. Door to garden. (In need of replacement/repair).



KITCHEN: 14' 5" x 10' 0" (4.4m x 3.04m) Range of high and low level units. Double drainer stainless steel sink unit. Integrated hob and oven. Breakfast area.



UTILITY ROOM: 10' 0" x 6' 3" (3.04m x 1.9m) Built-in cupboards. Single drainer stainless steel sink unit. Plumbed for washing machine. uPVC back door to garden.



BEDROOM (4)/DINING/FAMILY ROOM: 15' 9" x 9' 11" (4.79m x 3.03m) (Plus alcove).



BATHROOM: Coloured suite comprising panelled bath, low flush wc, pedestal wash hand basin, separate tiled shower cubicle with Aqualisa shower.

First Floor

BEDROOM (1): 13' 5" x 9' 10" (4.1m x 3.01m) (at widest points). Plus wall -to-wall range of built-in wardrobes with mirror-fronted sliding doors.



BEDROOM (2): 15' 10" x 8' 11" (4.82m x 2.72m) (at widest points). Range of built-in furniture including wardrobes, cupboards and dressing table with drawers.



BEDROOM (3): 10' 10" x 8' 4" (3.3m x 2.53m) Double built-in wardrobe with overhead storage. Built-in cupboards.



SHOWER ROOM: Low flush wc, pedestal wash hand basin, shower cubicle with Mira Sport electric shower.



LANDING: Extensive range of built-in wardrobes and cupboards.

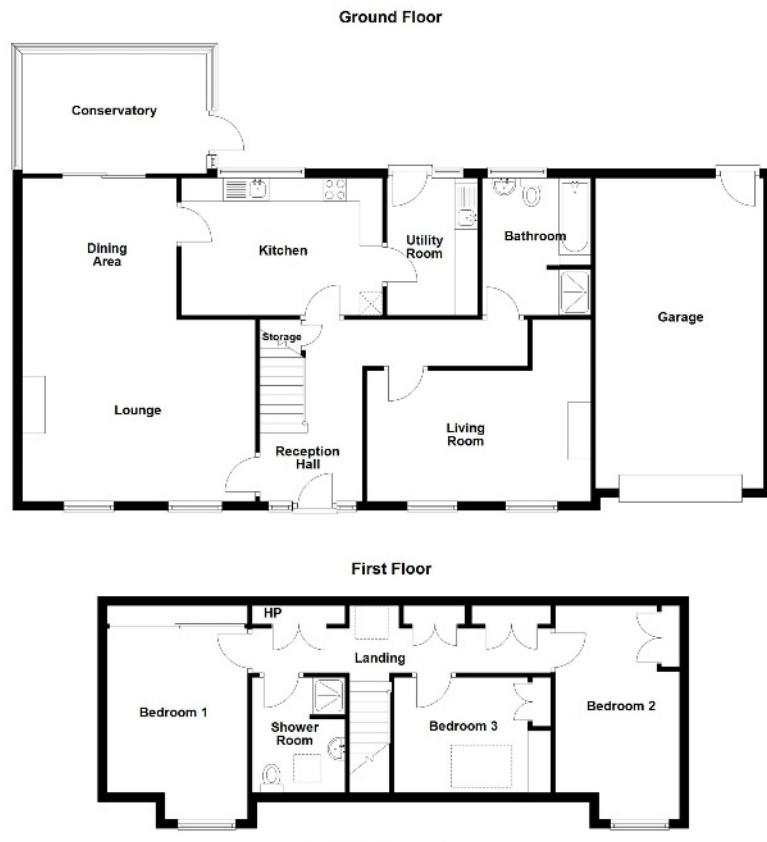
Outside

Front garden in lawns with border flower beds. Pedestrian path to front door and leading to side area also in lawns with variety of mature plants and shrubs. Gate to rear garden. Driveway leading to . . .

ATTACHED GARAGE 24' 0" x 12' 2" (7.31m x 3.7m) (at widest points). Up and over door, light and power. Door to rear garden. Oil fired boiler.

Fully enclosed rear garden in lawn with flagged patio area. Shrubs. PVC oil tank. Outside light and tap.





4 Orchard Close, Belfast

Location:

Cherryvalley Park runs between Cherryvalley and Shandon Park/Kensington Road. Orchard Close is a cul de sac near the latter end.

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

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