



A well-presented three-bedroom semi-detached house in a popular residential location, Orangefield Lane benefits from convenient public transport links for Belfast city centre, a broad range of amenities in Ballyhackamore, Castlereagh and Bloomfield as well as local parks such as Orangefield Park and Dixon Park playing fields.

The accommodation comprises living room open-plan to modern kitchen with a full range of appliances and dining area, three well-proportioned bedrooms and a family bathroom with contemporary white suite. Externally, there is a fantastic large south facing rear garden, decking area with fire pit and further wooden bar area. Further benefits include GFCH and uPVC double glazing throughout.

Early inspection is certainly recommended as we anticipate a high level of interest. Please note the photos are for illustration only.

Offers Around
£199,950

17 Orangefield Lane,
Belfast,
BT5 6BW

Viewing by
appointment with
& through agent
028 9065 0000

- Modern & Very Well-Presented Semi-Detached House
- Three Well-Proportioned First Floor Bedrooms
- Spacious Living Area: Open Plan To Kitchen/Dining
- Modern Kitchen with Range of Appliances & Dining Room
- Recently Fitted Family Bathroom
- Enclosed Rear Garden with Decking Area & Fire Pit
- Gas Fired Central Heating / uPVC Double Glazed
- Excellent Public and Private Transport Links for Belfast City Centre
- Wide Range of Amenities in Ballyhackamore and Bloomfield within walking distance
- Fantastic Leading Primary & Secondary Schools Close By
- No onward chain



The Property Comprises:

Ground Floor

uPVC composite front door to:

ENTRANCE HALL: Wood effect flooring. Under stairs storage.

LIVING ROOM: 13' 06" x 11' 05" (4.11m x 3.48m) Wood effect flooring, fireplace, floating wooden mantle.

KITCHEN/DINING: 21' 11" x 11' 10" (6.68m x 3.61m) Modern range of high and low level units, work surfaces, one and a half bowl ceramic sink unit with chrome mixer tap, tiled splashback. Underbench double oven, four ring hob, extractor fan. Space for fridge/freezer, breakfast bar. Storage cupboard. Wood effect flooring, spotlights. Open plan to dining area. uPVC door to rear.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 13' 07" x 12' 11" (4.14m x 3.94m)

BEDROOM (2): 13' 07" x 10' 01" (4.14m x 3.07m)

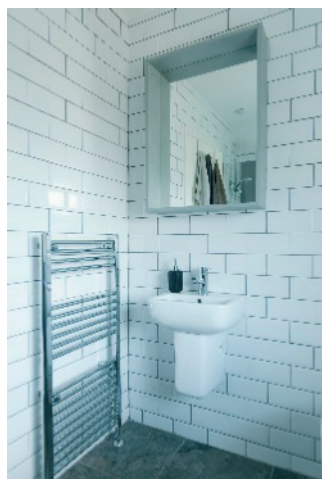
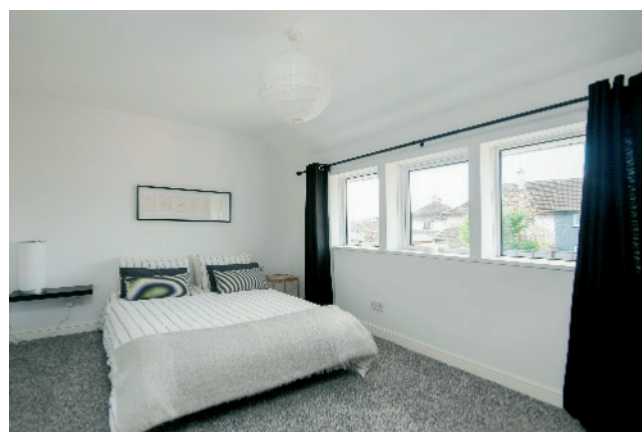
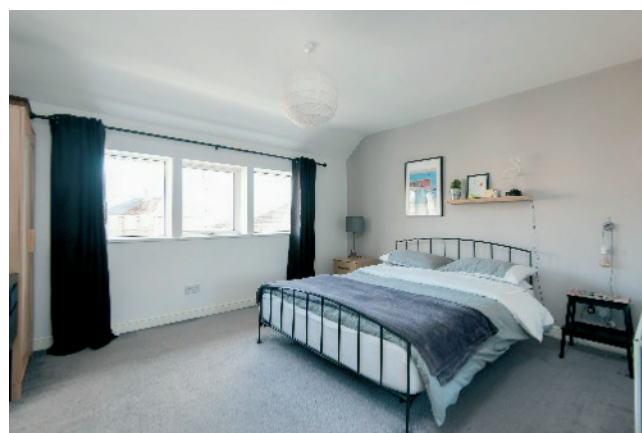
BEDROOM (3): 10' 0" x 8' 03" (3.05m x 2.51m) Two storage cupboards.

BATHROOM: White suite comprising dual flush wc, floating wash hand basin with mixer taps, chrome heated towel rail. Wall-mounted mirror. Double walk-in shower tray with thermostatic "rain" head shower, glass screen, fully tiled walls. Tiled floor, spotlights.

Outside

FRONT: Paved walkway. Mature flowerbeds.

REAR: Enclosed south-westerly facing garden laid in lawn. Additional decking area with seating and firepit. Covered area with power. Outhouse storage. Outside tap and light.

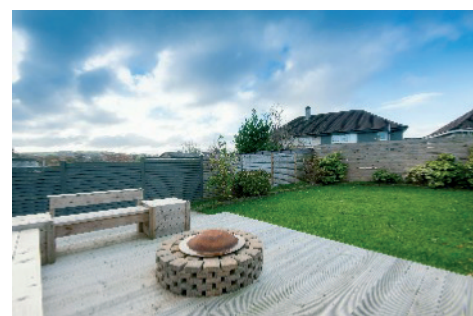


Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Travelling towards the city centre from Ballyhackamore, turn left onto North Road and follow until you reach the mini-roundabout, Orangefield Lane is the first left after the roundabout and number 17 is on the right hand side.



Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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