



This beautifully presented semi detached home is situated in this popular cul de sac address just off the North Road. 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. With the Comber Greenway only a short stroll away, it is the ideal position for keen cyclists and walkers.

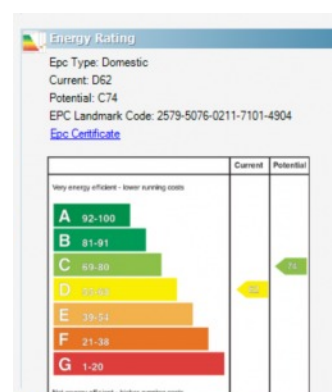
The property comprises of lounge open plan to dining area and kitchen to the ground floor, and three bedrooms plus bathroom to the first floor. Externally there are hard landscaped gardens to the front and raised garden in lawn to the rear, plus driveway parking and a detached garage to the rear.

This is the perfect first-time buyer or downsizer home, with little to do but move in your furniture.

Offers Over  
£215,000

28 Orangefield Gardens,  
BELFAST,  
BT5 6DP

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Well presented semi detached home in quiet cul de sac location
- Bright and airy lounge with fireplace
- Casual dining area with uPVC doors to rear garden
- Modern kitchen with range of built in appliances
- Three bedrooms
- Bathroom with white suite
- Oil fired central heating/uPVC double glazing
- Rewired and replumbed in 2020
- Tiered hard landscaped front garden area
- Driveway parking leading to detached garage
- Rear raised garden in lawn with patio seating area
- Within walking distance of Ballyhackamore Village and the Comber Greenway



The Property Comprises:

### Ground Floor

Glazed uPVC front door to:

ENTRANCE HALL: Laminate wood effect floor, under stairs storage cupboard.

LOUNGE: 20' 3" x 11' 2" (6.17m x 3.4m) Laminate wood effect floor, feature fireplace with shelved hotpress. Open plan to:

DINING AREA: Laminate wood effect floor, glazed uPVC double glazed double doors to rear patio, low voltage spotlights. Open plan to :

KITCHEN: 16' 4" x 7' 4" (4.98m x 2.24m) Modern fitted kitchen with range of high and low level units, four ring electric hob, stainless steel extractor hood, electric underbench oven, one and a half bowl single drainer sink unit, integrated dishwasher, integrated fridge/freezer, integrated washing machine, part tiled walls, laminate wood effect floor, low voltage spotlights, uPVC double glazed door to rear.



## First Floor

BEDROOM (1): 11' 2" x 9' 10" (3.4m x 3m)

BEDROOM (2): 10' 6" x 7' 0" (3.2m x 2.13m) Built-in robes with mirror fronted sliding doors.

BEDROOM (3): 10' 0" x 9' 2" (3.05m x 2.79m)

BATHROOM: White suite comprising low flush wc, vanity sink unit, panelled bath with mixer tap and Mira electric shower.

## Outside

FRONT: Hard landscaped tiered front garden. Drive-way parking leading to:

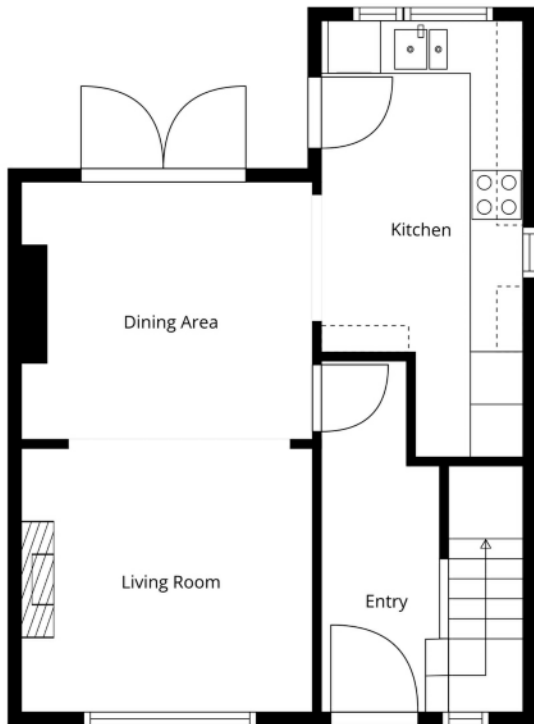
GARAGE: 17' 6" x 8' 10" (5.33m x 2.69m) Up and over door, light and power.

REAR: Raised garden in lawn, patio seating area, uPVC oil tank, oil fired boiler house.

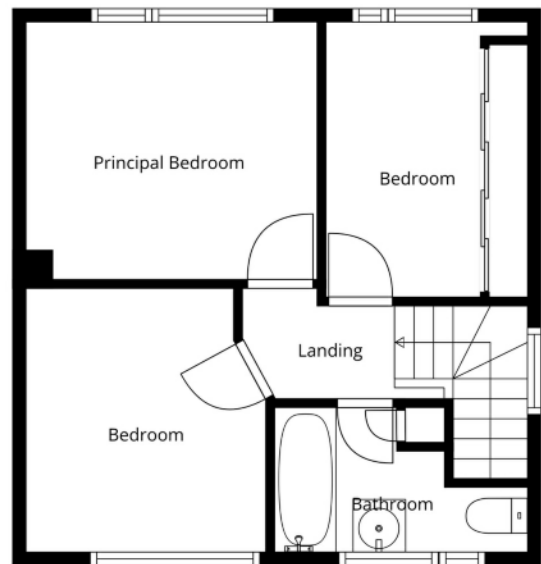


Location:

Orangefield Gardens is located just off Orangefield Avenue.



1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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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