



This semi-detached property will be sure to appeal to a wide range of purchasers. 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 property backing onto the Comber Greenway, it is also the ideal for keen cyclists and walkers.

The accommodation comprises of two reception rooms, separate kitchen to the ground floor, and three bedrooms plus bathroom to the first floor. Externally there is a well-manicured front garden to the front and hard landscaped garden to rear, plus driveway parking and matching garage to the rear.

Offers Over  
£210,000

70 Orangefield Road,  
Belfast,  
BT5 6DD

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Well presented semi detached home
- Lounge
- Living/dining room with feature fireplace
- Kitchen with built in hob and oven
- Three bedrooms, one with built in robe
- Bathroom with white suite
- Gas central heating/uPVC Double glazing
- Manicured garden in lawn/Hard landscaped garden in lawn
- Driveway parking leading detached garage
- Walking distance to shops, restaurants and a Glider stop
- NO CHAIN



The Property Comprises:

### Ground Floor

COVERED ENTRANCE PORCH: Glazed uPVC front door to . . .

ENTRANCE HALL: Laminate wood effect floor, cornice ceiling.

DOWNSTAIRS W.C.: Comprising low flush wc, wash hand basin.

LOUNGE: 11' 1" x 10' 3" (3.38m x 3.12m)

Laminate wood effect floor, cornice ceiling.

LIVING ROOM: 12' 11" x 10' 4" (3.94m x 3.15m)

Feature fireplace with granite hearth, laminate wood effect floor, cornice ceiling.

KITCHEN: 11' 11" x 6' 6" (3.63m x 1.98m) Fitted kitchen with range of high and low level units, single drainer sink unit, plumbed for washing machine, four ring electric hob, electric under oven, extractor hood, plumbed for dishwasher, part tiled walls, tiled floor, glazed uPVC door to rear.



## First Floor

### LANDING:

BEDROOM (1): 12' 11" x 9' 6" (3.94m x 2.9m)

Laminate wood effect floor.

BEDROOM (2): 11' 1" x 9' 1" (3.38m x 2.77m)

Laminate wood effect floor, built-in wardrobes.

BEDROOM (3): 8' 0" x 7' 11" (2.44m x 2.41m)

Laminate wood effect floor.

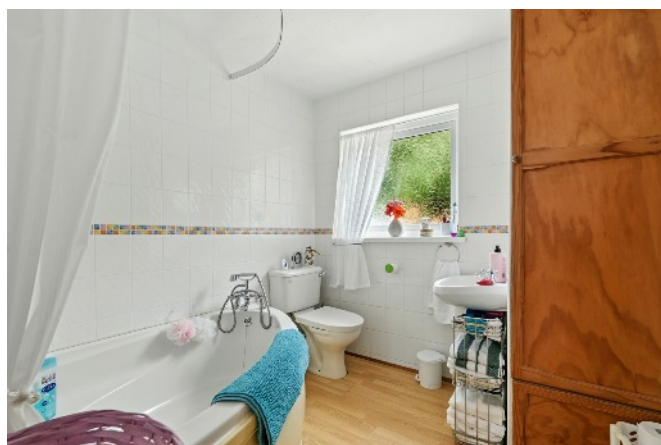
BATHROOM: White suite comprising panelled corner bath with mixer tap, telephone hand shower and overhead electric shower, low flush wc, pedestal wash hand basin, shelved storage cupboard with gas fired boiler, chrome heated towel rail, fully tiled walls.

### Outside

FRONT: Garden in lawn with well stocked flower beds. Driveway parking for several cars leading to ...

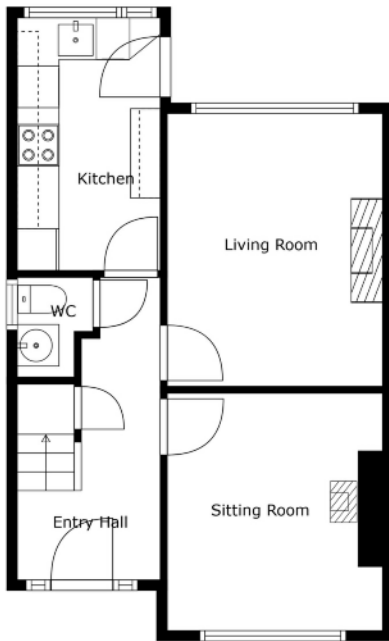
GARAGE: 18' 8" x 9' 7" (5.69m x 2.92m) Up and over door, light and power, side door.

REAR: Pavior seating area with raised pavior garden area, light and tap.

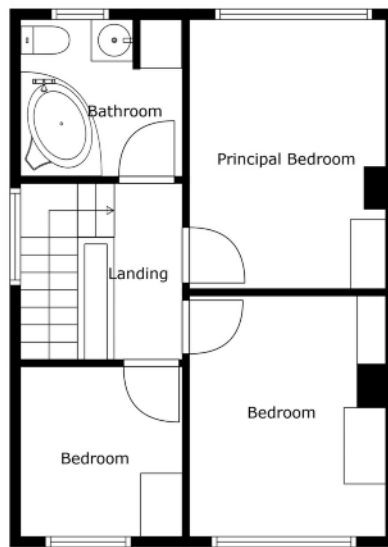


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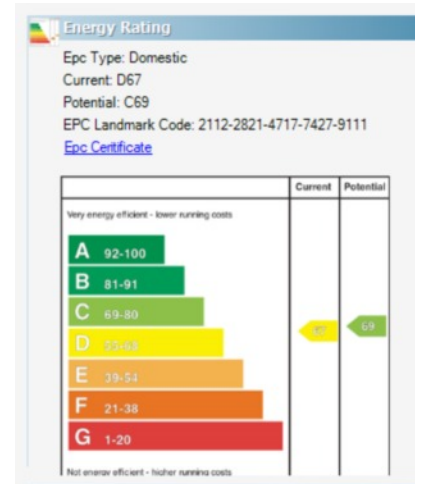
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Floor 1



Floor 2



### Location:

Heading towards Ballyhackamore on the Upper Newtownards Road, turn right onto North Road. Orangefield Road is located on left just after Comber Greenway bridge.

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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