

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**196 ORBY DRIVE, BELFAST, BT5 6BD**

**OFFERS AROUND £259,950**

This attractive red brick semi-detached home is ideally situated in an excellent location, close to a wide range of local amenities.

The property opens into a welcoming entrance hall with engineered wood flooring, leading to a convenient understairs cloakroom fitted with a low-flush WC and wash hand basin. The main living accommodation includes a comfortable lounge and a separate living room featuring engineered wood flooring and an attractive gas fireplace, flowing seamlessly into the dining area. The dining room continues the open-plan feel and connects to a well-appointed kitchen, which offers a wide range of high and low-level units, a sink with mixer tap, stainless steel oven, five-ring gas hob, and an integrated dishwasher, complemented by part-tiled walls and fully tiled flooring.

Upstairs, the property provides three well-proportioned bedrooms, along with a family bathroom fitted with a white suite comprising a panelled bath, low-flush WC, and pedestal wash hand basin, finished with a fully tiled floor.

Externally, the home benefits from a detached garage with an up-and-over door, as well as a driveway and garden to the front. To the rear, there is a generous decking area leading onto a lawn, creating an ideal space for outdoor entertaining. Early viewing comes highly recommended!



## Key Features

- Attractive Red Brick Semi-Detached Home In A Sought-After Location
- Convenient Understairs Cloakroom With Low-Flush WC And Wash Hand Basin
- Open-Plan Dining Area Leading To Well-Appointed Kitchen With Modern Appliances
- Detached Garage, Driveway, Gardens To Front And Rear With Decking
- Bright And Welcoming Entrance Hall With Engineered Wood Flooring
- Comfortable Lounge And Separate Living Room With Gas Fireplace
- Three Generously Proportioned Bedrooms And Family Bathroom With Fully Tiled Floor
- Gas Fired Central Heating And uPVC Double Glazed Windows Throughout



### Accommodation Comprises

#### Entrance Hall

Engineered wood flooring.

#### WC

Understairs comprising low flush WC and wash hand basin.

#### Lounge

12'4 x 12'0

#### Living Room

12'5 x 10'7

Engineered wood flooring.  
Attractive fireplace with gas fired.  
Open to:

#### Dining Room

10'6 x 7'9

Engineered wood flooring. Open to:

#### Kitchen

18'0 x 7'2

Excellent range of high and low level units, sink unit with mixer tap, stainless steel oven and 5 ring gas hob, integrated dishwasher, part tiled walls, fully tiled flooring.

#### First Floor

##### Bedroom 1

12'0 x 10'7

##### Bedroom 2

12'5 x 10'6

##### Bedroom 3

8'7 x 8'0

#### Bathroom

White suite comprising panelled bath, low flush WC and pedestal wash hand basin. Fully tiled floor.

#### Detached Garage

16'8 x 8'5

Up and over door. Gas boiler.

#### Outside

Driveway and garden to front. Large decking to rear leading to lawn.



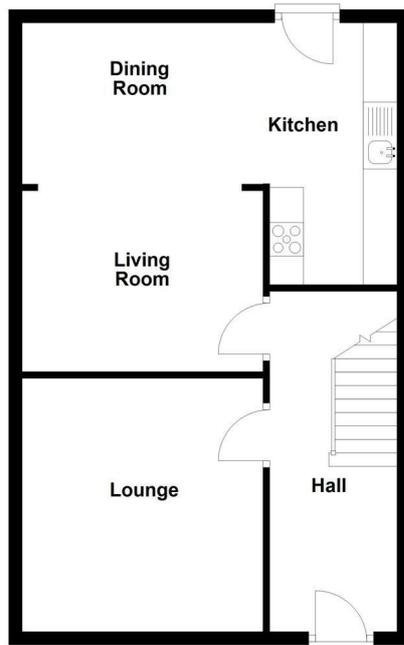




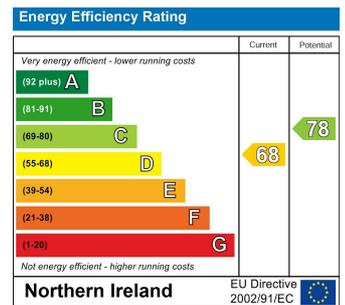
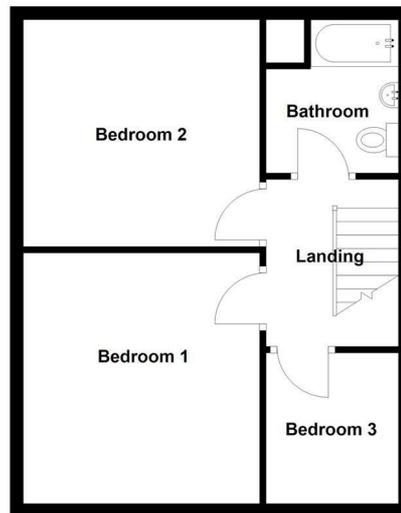




Ground Floor



First Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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