

# 39 Orchard Hill Lane Belfast, BT16 1AZ

*Offers around £350,000*



**VICTORIA**  
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# Stunning Modern Four Bedroom Detached Home In Sought After Dundonald Location

Located in the desirable area of Dundonald, this stunning four-bedroom detached house on Orchard Hill Lane offers a perfect blend of modern living and comfort. Built in 2019, this property spans an impressive 1,250 square feet and is situated on a generous corner site, providing ample outdoor space with

a large enclosed back garden, ideal for family gatherings or quiet evenings.

Upon entering, you are welcomed into a spacious living room with wood burning stove that exudes warmth and style. The heart of the home is undoubtedly the open-plan kitchen and dining area, which

features elegant French doors that lead directly to the garden, seamlessly blending indoor and outdoor living. This area is perfect for entertaining guests or enjoying family meals. Additionally, the property boasts a convenient downstairs WC and a utility room, enhancing the practicality of everyday life.





## PROPERTY FEATURES

- Located In The Desirable Area Of Dundonald
- Spanning Approximately 1,250 Square Feet
- Spacious Living Room Featuring A Wood Burning Stove
- Gas-Fired Central Heating And uPVC Double Glazed Windows
- Stunning Four-Bedroom Detached House On Orchard Hill Lane
- Situated On A Generous Corner Site With Ample Outdoor Space
- Open-Plan Kitchen And Dining Area With Elegant French Doors
- Built In 2019 With Modern Design And Finishes
- Large Enclosed Back Garden Ideal For Family Gatherings
- Four Well-Sized Bedrooms Including Master With Ensuite









## Fantastic Outdoor Space

Upstairs, you will find four well-sized bedrooms, each offering a comfortable retreat. The master bedroom benefits from an ensuite bathroom, providing a private sanctuary for relaxation. A family bathroom serves the remaining bedrooms, ensuring that everyone has their own space.

The house is equipped with gas-fired central heating, ensuring warmth and comfort throughout the colder months. This property is not only a beautiful home but also a fantastic opportunity to reside in a sought-after development in Dundonald. With its modern features and spacious layout, this detached house is perfect for families looking for a

blend of style, comfort, and convenience. Don't miss the chance to make this wonderful property your new home.



## PROPERTY MEASUREMENTS

Hallway	14'9 x 9'4
Toilet	7' x 3'6
Living Room	16'6 x 12'4
Kitchen	22'2 x 14'11
Utility	5'7 x 5'2
Bedroom 1	14'9 x 12'4
Ensuite	8'8 x 3'10
Bedroom 2	12'5 x 10'4
Bedroom 3	10'4 x 9'4
Bedroom 4	9' x 9'6
Bathroom	8'9 x 6'10
Landing	13'1 x 9'7
Storage	2'5 x 3'2

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood To Be Freehold  
 Management Fees - Understood To Be £75 Twice Per Annum  
 Rates - Understood To Be £1,683 Per Annum

### Directions

Located off the Upper Newtownards Road.

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
	EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.

WHAT3WORDS: ///shutting.playoffs.tonality

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