

simon**BRIEN**
RESIDENTIAL

24 Orangefield Parade,
Belfast, BT5 6DE



Asking Price £195,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Well Presented Semi-Detached Property
- Three Well Proportioned Bedrooms
- Living Room and Sitting Room
- Modern Fitted Kitchen
- Contemporary White Bathroom
- Detached Garage
- uPVC Double Glazed Window Frames
- Oil Central Heating and Natural Gas for Hob
- Enclosed Rear Garden & Driveway
- Close To Leading Primary & Post Primary Schools Convenient To Belfast City Centre, Ballyhackamore & Belfast City Airport

DESCRIPTION

This well presented semi-detached property comes to the market, and will appeal to those seeking a ready-made home within this popular area of East Belfast.

The property comprises an entrance hall, living room and sitting room and a bright kitchen on the ground floor. On the first floor, there are three good sized bedrooms, and a contemporary white bathroom shower suite. Outside, the property has ample off street parking to the front, and an enclosed rear patio and garden along with a detached garage.

The property sits in this extremely popular residential area close to Ballyhackamore Village, and easy access to Belfast City Centre. Leading local primary and post primary schools are also within walking distance, as well as cafes, restaurants, parks and the Comber Greenway.



ACCOMMODATION

GROUND FLOOR

Entrance door.

BRIGHT ENTRANCE HALL:

Wood laminate floor, under stairs storage.



LIVING ROOM:

10' 8" x 10' 7" (3.25m x 3.23m)

Wood laminate floor.



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FAMILY ROOM:
13' 7" x 10' 2" (4.14m x 3.1m)

Wood laminate floor.



FIRST FLOOR

BEDROOM (1):
13' 5" x 10' 8" (4.09m x 3.25m)

Wood laminate floor.

KITCHEN:
10' 4" x 7' 0" (3.15m x 2.13m)

Full range of high and low level units, stainless steel 1.5 bowl single drainer sink unit with mixer taps, built in 4 ring stainless steel gas hob, oven and microwave, built in dishwasher, built in fridge, partly tiled walls.





BEDROOM (2):
10' 10" x 10' 2" (3.3m x 3.1m)
Wood laminate floor.



BEDROOM (3):
6' 11" x 6' 7" (2.11m x 2.01m)
Wood laminate floor, built in wardrobe.



BATHROOM:
White suite comprising: Panelled bath with mixer taps and Triton electric shower, low flush WC, pedestal wash hand basin with mixer taps.



OUTSIDE

DETACHED GARAGE:
16' 0" x 7' 4" (4.88m x 2.24m)
Up and over door, light and power, side service door, plumbed for washing machine.

To the rear is a paved patio area and garden. Paved driveway to front.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

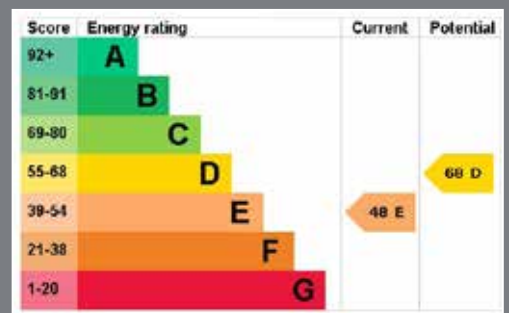


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/E/24/AN



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