

Alan Newell

Estate Agents & Valuers

No 42 ORBY DRIVE
Castlereagh Road, Belfast BT5 6AF



This generously proportioned, well maintained, traditionally constructed semi detached home with matching garage and mature well stocked enclosed gardens is conveniently situated just off Castlereagh Road close to its junction with Grand Parade. It's only a short stroll from frequent public transport connections to and from the City Centre, leading primary and grammar schools, churches and all other local amenities which are widely available in this popular residential part of East Belfast. Comprising briefly of TWO separate reception plus excellent kitchen with dining space, THREE good bedrooms and modern bathroom. Potential exists to further develop the roof void installing a fixed staircase for use as a FOURTH bedroom, subject to all necessary consents and statutory approvals. While some improvement may be contemplated, discerning viewers will appreciate the numerous features and characteristics evident throughout, high room ceilings, some leaded glass window panes, panelled internal room doors, spindled balustrades to stairwell, open coal fire in sitting room. The property also benefits from having oil fired central heating, partial double glazed windows, a practical kitchen with oak units and cosy dining area at rear overlooking the private garden, a deluxe bathroom with fashionable suite including electric shower over a curved bath and it is piped (bottle gas) for a gas fire in the living room, upvc clad fascia and soffit boards. Early inspection is strongly recommended for full appreciation. EPC: G11/F35

Asking Price: Offers Invited Around £159,500-00

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Spacious Entrance Hall: 17/0 x 6/6 with original leaded glass pane front door and matching side screens, spindled balustrades to stairwell and useful under stairs cloaks space.



Sitting Room: 14/4 x 12/0 into square bay window with tiled fireplace complete with open coal fire with tiled hearth and dark wood surround. Ceiling cornice. Wood laminate flooring.



Living Room: 12/3 x 12/0 with modern fireplace with tiled front and attractive Oak wood surround and slate hearth, piped for gas fire (bottle)

Excellent Kitchen/Dining Area: 15/0 x 6/9 with part tiled walls, extensive range of high and low level custom designed units with Oak doors and contrasting worktops with pelmets, cornices and concealed lighting. Inset one and half bowl stainless steel sink top with mono mixer tap, electric cooker socket outlet and space for slot in cooker with concealed extractor hood over. Plumbing for washing machine, integrated fridge. Recessed ceiling lighting. Cushion flooring.



Cosy Dining Area: 10/3 x 7/0 with glass pane door to secluded patio area and window overlooking private rear garden. Cushion flooring continued.



First Floor: Landing with space for further staircase development subject to site inspection.

Bedroom 1: 12/0 x 11/0



Bedroom 2: 11/3 x 11/0 with ceiling cornice.



Bedroom 3: 8/9 x 7/6 with fitted cupboards.

Attractive Bathroom: 9/4 x 7/7 (maximum) with fully tiled walls and semi solid wood finish flooring, fashionable white suite comprising curved bath with offset chrome mono mixer taps, Mira Sport electric shower over with curved screen. Low flush W.C. with push button cistern, large wash hand basin with mono chrome mixer tap. Heated chrome towel rail, ceiling mounted extractor fan, recessed ceiling lighting. Hot press with lagged copper cylinder and immersion heater.



Roof Space: Useful domestic roof space area, insulated and suitable for further development subject to site survey and all necessary consents.

Central Heating: Oil fired heating is installed

Outside: Concrete driveway with double entrance gates providing good off road car parking, enclosed private courtyard style patio at rear.

Detached Garage: 18/3 x 9/4 with concrete floor, pitched concrete tiled roof, light and power points and up and over vehicle door plus side pedestrian door for access.

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Gardens: Mature, well stocked garden space front and rear with screened boundaries to afford maximum privacy, the rear garden is barely overlooked.

Tenure: Leasehold subject to an Annual Rent of £12-00 approximately

Rates: Capital Value confirmed as £150,000-00 courtesy of Land & Property Services web site making the domestic rates payable to Belfast Council for the year commencing 01 April 2019 as £1,185-15

EPC: G11/F35

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		35
(1-20) G	11	
Not energy efficient - higher running costs		



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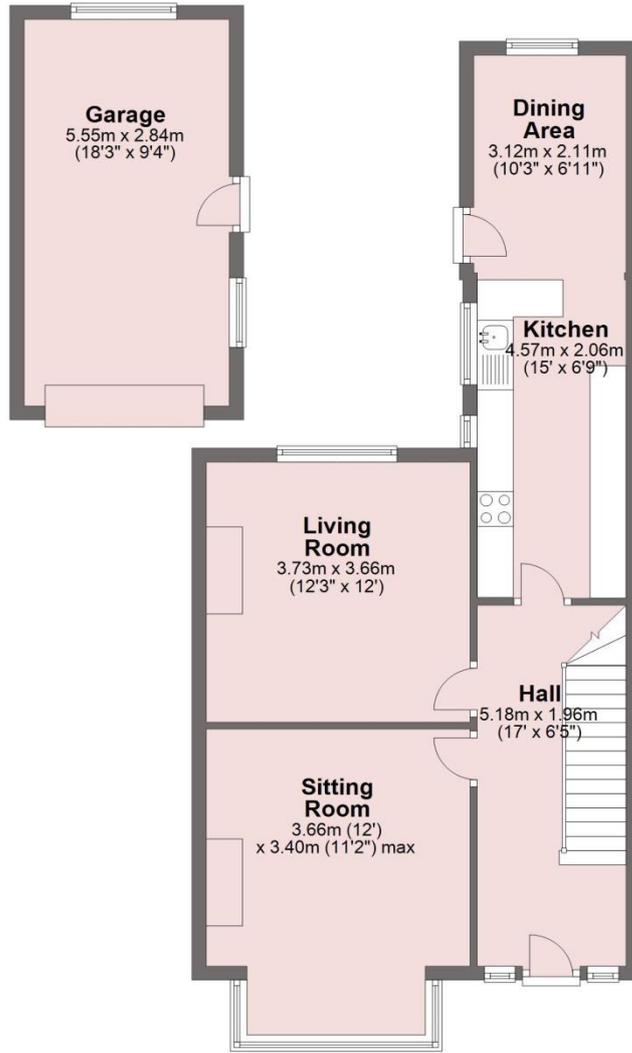
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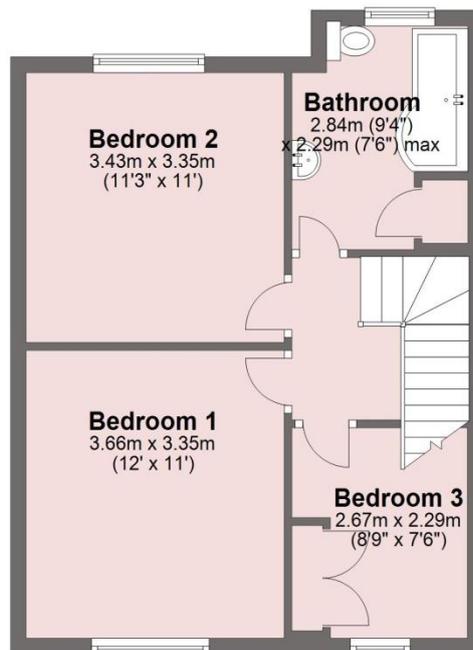


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Ground Floor



First Floor



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