

simon**BRIEN**  
RESIDENTIAL

10 Orchard Hill Lane,  
Dundonald, Belfast, BT16 1AZ



Asking Price £175,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Recently Constructed Semi-Detached Property
- Three Well Proportioned Bedrooms (Master Bedroom With Ensuite)
- Living Room With Cast Iron Stove
- Modern Fitted Kitchen With Integrated Appliances
- Downstairs Cloakroom With WC
- Contemporary White Bathroom Suite
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating
- Off Street Parking
- Enclosed Rear Garden With Paved Patio Area & Garden In Lawn
- Still Under NHBC Warranty
- Currently Let Until August 2020 At £800 PCM
- Convenient To Stormont Buildings, Ulster Hospital & Dundonald Omni Park
- Close To Belfast City Centre, Ballyhackamore & Local Shops

## SUMMARY

This recently constructed semi-detached property is found within the Orchard Hill Lane development, a contemporary collection of modern houses and apartments located off Old Mill Heights, Dundonald.

The property layout comprises an entrance hall with cloakroom and WC, large living room with cast iron stove, and modern fitted kitchen with dining space overlooking the rear garden. On the first floor, there are three well proportioned bedrooms (master bedroom with ensuite shower room), and a contemporary white bathroom suite. Outside, there is a front garden with ample parking to the side and an enclosed rear garden in lawn with paved patio area.

Convenient to local schools, shops and amenities, Belfast City Centre, the Ulster Hospital and excellent public transport links are also within easy reach.

The property is currently let until August 2020 at £800 per calendar month.

## ACCOMMODATION

### GROUND FLOOR

uPVC front door leading to:

### ENTRANCE HALL:

With...



### DOWNSTAIRS CLOAKROOM:

Contemporary white suite comprising of push button WC. Wash hand basin. Ceramic tiled floor.

### LIVING ROOM:

**15' 1" x 11' 6" (4.6m x 3.51m)**

Cast iron stove.

### KITCHEN / DINING AREA:

**19' 2" x 12' 5" (5.84m x 3.78m)**

Excellent range of high and low level units. Single drainer stainless steel sink unit with mixer taps. 4 ring stainless steel gas hob with under oven and extractor fan over. Integrated fridge freezer, dishwasher, and washing machine. Ceramic tiled floor. Recessed spotlights. Double glazed French doors.

## FIRST FLOOR

### LANDING:

Access to linen cupboard and roof space.

### MASTER BEDROOM:

**13' 1" x 10' 6" (3.99m x 3.2m)**

### ENSUITE SHOWER ROOM:

Contemporary white suite comprising of fully tiled shower cubicle with thermostatic shower. Push button WC. Wash hand basin. Ceramic tiled floor.

### BEDROOM (2):

**11' 9" x 10' 2" (3.58m x 3.1m)**

### BEDROOM (3):

**10' 6" x 8' 2" (3.2m x 2.49m)**

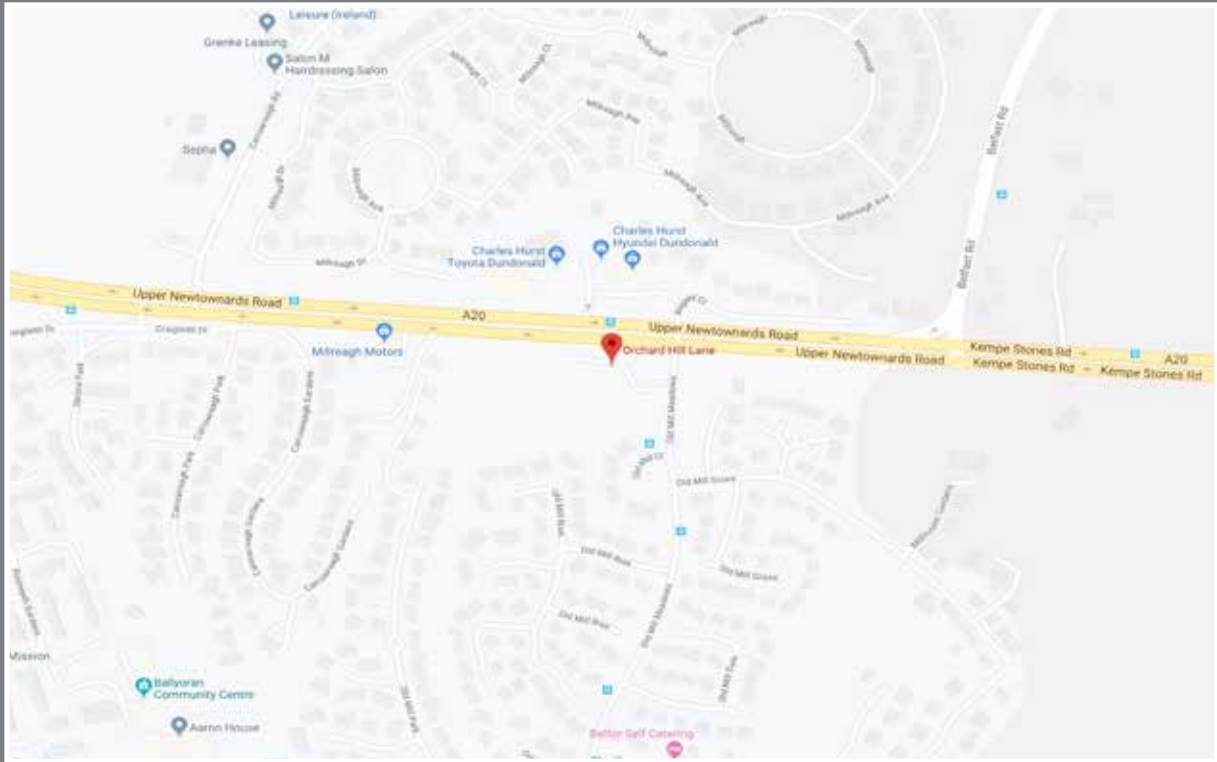
### BATHROOM:

Contemporary white suite comprising of panel bath with shower fitment over. Partially tiled walls. Push button WC. Pedestal wash hand basin with mixer taps. Ceramic tiled floor. Chrome towel radiator.

## OUTSIDE

To the front, garden in lawn with tarmac driveway to side. To the rear, paved patio area leading to garden in lawn.

# 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](http://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: JD/I/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9819-6929-0312-7108-2994

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