



7 Evelyn Gardens , Belfast, BT15 5DA

**Offers In The Region Of
£189,950**

Spacious Modern Constructed Red Brick Semi Detached Villa Situated Within This Most Desirable Residential Location.

This is a unique opportunity to purchase a superbly proportioned modern built red brick semi detached villa holding a prime position within this most convenient residential location. The spacious interior comprises 3 bedrooms, superb lounge, fitted kitchen with dining area off and bathroom/wet room in white suite complete with walk-in shower. The dwelling further offers oil fired central heating, cavity wall insulation and benefits from low outgoings.

An attached 25ft long garage with driveway and hard landscaped gardens with easy access to excellent local shopping, public transport, leading schools and local parks make this the perfect family home. Immediate viewing strongly recommended!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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, Belfast, BT15 5DA



- Handsome Red Brick Semi Detached Villa
- Modern White Bathroom/ Wet Room
- Attached Garage
- 3 Bedrooms One Plus Reception Rooms
- Oil Fired Central Heating
- Highly Regarded Residential Location
- Open Plan Kitchen With Dining
- Single Glazed Windows

Entrance Hall

Hardwood entrance door, panelled radiator.

Lounge

16'5 x 14'3 (5.00m x 4.34m)
Attractive hard wood fireplace tiled inset, 2 panelled radiator, under stairs cloaks.

Kitchen

19'11 x 11'3 (6.07m x 3.43m)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, plumbed for washing machine, fridge/freezer space, partly tiled walls.

Dining

Panelled radiator.

First Floor

Landing, hot press.

Bathroom/Wetroom

White suite comprising open shower area electric shower, vanity unit, low flush wc, panelled radiator, pvc panelled walls, pvc ceiling, recessed lighting, double panelled radiator.

Bedroom

13'10 x 9'6 (4.22m x 2.90m)
Panelled radiator.

Bedroom

11'7 x 11'2 (3.53m x 3.40m)
Panelled radiator.

Bedroom

10'5 x 10 (3.18m x 3.05m)
Panelled radiator.

Roof Space

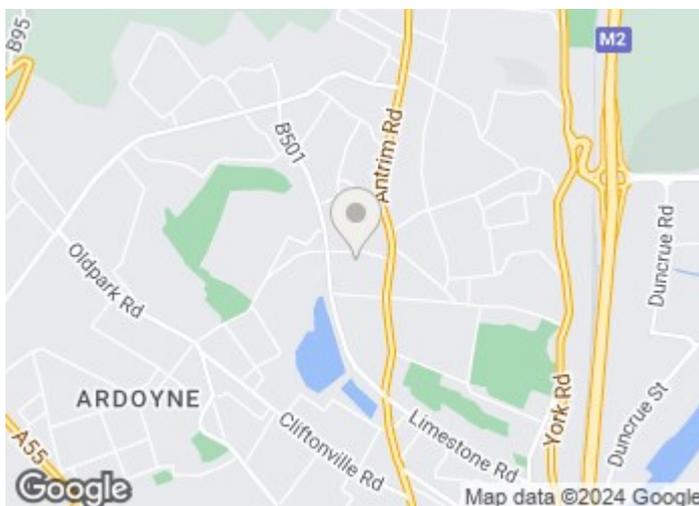
Insulated.

Attached Garage

25'5 x 9'6 (7.75m x 2.90m)
Up and over door, light and power, oil fired central heating boiler.

Outside

Hard landscaped gardens front and rear in patio, oil tank, outside light and tap, tarmac driveway.



Directions



Floor Plan

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