



8 Evelyn Gardens , Belfast, BT15 5DA

Offers Around £259,950

Magnificent Double Fronted Period Semi Detached Villa Set In Highly Regarded Cavehill Road Location.

A magnificent double fronted period semi detached villa situated within this much admired residential location moments from the many amenities of the Antrim and Cavehill Roads. The generously proportioned interior has been refurbished and modernised over past years creating a fantastic family home which will have immediate appeal to all who view. The richly appointed interior comprises 5 bedrooms over two floors, 2 plus reception rooms, modern fitted kitchen incorporating built-in oven and gas hob, modern white shower room with separate wc and family bathroom. The dwelling further offers upvc double glazed windows, gas central heating and offers spacious grand accommodation throughout. A delightfully private hard landscaped rear garden with southerly aspect, raised timber decked area and private side gardens in mature lawn combines with off street parking combines with the perfect location with leading schools, public transport, excellent shopping and parks all within walking distance to add the finishing touches to this superb family home - Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



- Magnificent Double Fronted Semi Detached Villa
- Modern White Bathroom
- Upvc Double Glazed Windows
- Off Street Parking
- 5 Bedrooms 2 Plus Reception Rooms
- Shower Room
- Gas Central Heating
- Superb Fitted Kitchen
- Downstairs Furnished Cloakroom
- Private Mature Gardens

Enclosed Entrance Porch
Glazed entrance door, ceramic tiled floor.

Entrance Hall
Wood laminate floor, double panelled radiator, corniced ceiling.

Lounge
20'2" x 12'2" into bay (6.15 x 3.72 into bay)
Wood laminate floor, attractive fireplace, double panelled radiator.

Living Room
16'4" x 12'5" into bay (4.99 x 3.81 into bay)
Attractive fireplace, wood laminate floor, feature radiator.

Open Plan

Dining Room
10'10" x 10'6" (3.31 x 3.21)
Wood laminate floor, panelled radiator.

Kitchen
14'4" x 5'11" (4.38 x 1.81)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, integrated extractor fan, fridge/freezer

space, panelled radiators, laminate wood floor, partly tiled walls, pvc door to rear.

Utility Room
7'1" x 7'4" (2.16 x 2.26)
Plumbed for washing machine.

Furnished Cloakroom
White suite comprising, wash hand basin, low flush wc, ceramic tiled floor, partially tiled walls, panelled radiator.

First Floor
Landing, panelled radiator.

Shower Room
Modern white suite comprising fully tiled shower cubicle, electric shower, partially tiled walls, ceramic tiled floor, access to roofspace.

Separate WC
White suite comprising low flush wc, panelled radiator, Lvf flooring.

Bathroom
Modern white suite comprising panelled bath telephone handset shower, vanity unit, low flush wc, feature radiator, partly panelled walls, Lvf flooring, built in storage.

Bedroom
12'4" x 10'5" (3.76 x 3.19)
Panelled radiator.

Bedroom
12'6" x 12'3" (3.83 x 3.75)
Double panelled radiator.

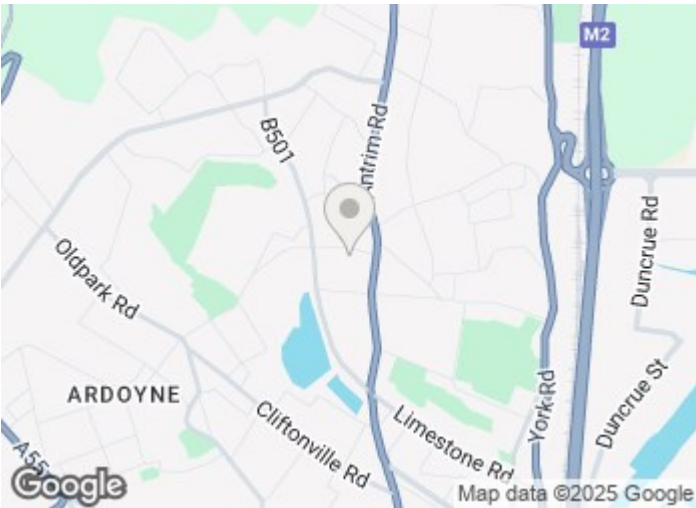
Bedroom
13'4" x 12'1" (4.07 x 3.70)
Attractive fireplace, panelled radiator

Second Floor
Built in mirrored robes, velux window.

Bedroom
11'3" x 10'3" (3.43 x 3.13)
Lvf flooring, double panelled radiator, velux style window.

Bedroom
9'10" x 9'1" (3.01 x 2.79)
Laminate wood floor, panelled radiator.

Outside
Hard landscaped rear in patio and mature shrubs, outside light and tap, raised timber decking, mature lawn and hedging, double gates to parking.



Directions



Floor Plan

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