**CAVEHILL BRANCH** 194 Cavehill Road, Belfast, BT15 5EX

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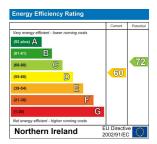
# 7 Evelyn Gardens , Belfast, BT15 5DA

### Offers Around £183,500

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!



## 7 Evelyn Gardens , Belfast, BT15 5DA





- Modern White Bathroom/ Wet Room Oil Fired Central Heating
- Attached Garage

### **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.

- - Rooms

  - Highly Regarded Residential Location

### Dining

Panelled radiator.

**First Floor** Landing, hot press.

### Bathroom/Wetroom

White suite comprising open

shower area electric shower, vanity25'5 x 9'6 (7.75m x 2.90m) unit, low flush wc, panelled radiator, pvc panelled walls, pvc ceiling, recessed lighting, double boiler. 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.

- · Open Plan Kitchen With Dining
- Single Glazed Windows

### Bedroom

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

### **Roof Space**

Insulated.

### **Attached Garage**

Up and over door, light and power, oil fired central heating

#### **Outside**

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



### **Directions**











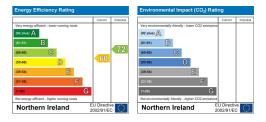






**Floor Plan** 

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