

12 Evelyn Gardens , Belfast, BT15 5DA

**Offers In The Region Of
£259,950**

Magnificent Double Fronted Period Semi Detached Villa Set In Highly Regarded Residential Location

A fabulous double fronted period semi detached villa situated within this much admired residential location. The generously proportioned interior has been modernised over the years creating a fabulous family home which will have immediate appeal to all who view. The richly appointed interior comprises 4 bedrooms over one floor, 3 reception rooms, luxury fitted kitchen incorporating built-in high level oven and ceramic hob, and modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas central heating, furnished cloakroom and retains much period detail throughout. A rear garden with southerly aspect and approved off street carparking combines with the perfect location with leading schools, public transport, excellent shopping and parks all within walking distance add the finishing touches to this superb home.

| 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 | 51 | 57 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

12 Evelyn Gardens

, Belfast, BT15 5DA



- Magnificent Double Fronted Semi Detached Villa
- Modern White Bathroom
- Upvc & Wooden Double Glazed Windows
- Highest Presentation
- 4 Bedrooms 3 Reception Rooms
- Downstairs Furnished Cloakroom
- Excellent Period Detail
- Superb Fitted Kitchen
- Gas Central Heating
- Private Mature Gardens

Enclosed Entrance Porch

Glazed entrance door, original tiled floor.

Entrance Hall

Glazed vestibule door, wood strip floor, double panelled radiator, corniced ceiling.

Lounge into Bay

18'0" x 12'9" (5.50 x 3.91)

Wood strip floor, 2 panelled radiators, cornice ceiling, ceiling rose.

Living Room

13'2" x 12'0" (4.02 x 3.67)

Attractive slate fireplace, cast iron inset, built-in shelving, panelled radiator, under stair storage.

Dining Room into Bay

17'4" x 11'11" (5.30 x 3.64)

Ceramic tiled floor, panelled radiator.

Open Plan

Kitchen

12'9" x 12'2" (3.91 x 3.72)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and

ceramic hob, extractor fan, fridge/freezer space, twin feature radiators, ceramic tiled floor, partly tiled walls.

Rear Porch

uPvc double glazed rear door

Furnished Cloakroom

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

First Floor

Concealed gas boiler, picture rail.

Bathroom

Modern white suite comprising free standing bath telephone hand shower, walk-in shower cubical, thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, feature radiator, partly tiled walls, ceramic tiled floor, recessed lighting, airing cupboard with shaving point.

Bedroom

12'2" x 12'2" (3.72 x 3.71)

Panelled radiator.

Bedroom

14'1" x 12'0" (4.30 x 3.67)

Feature panelled wall head board, panelled radiator, period fireplace.

Bedroom

13'11" x 12'4" (4.26 x 3.77)

Tiled fireplace, panelled radiator

Bedroom

8'0" x 4'10" (2.46 x 1.48)

Panelled radiator.

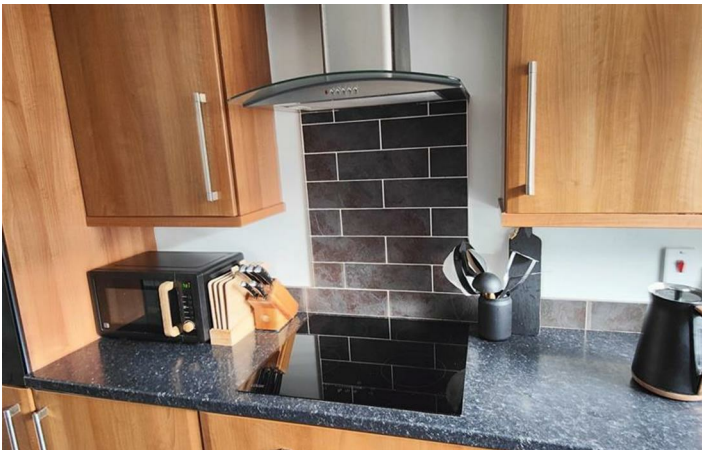
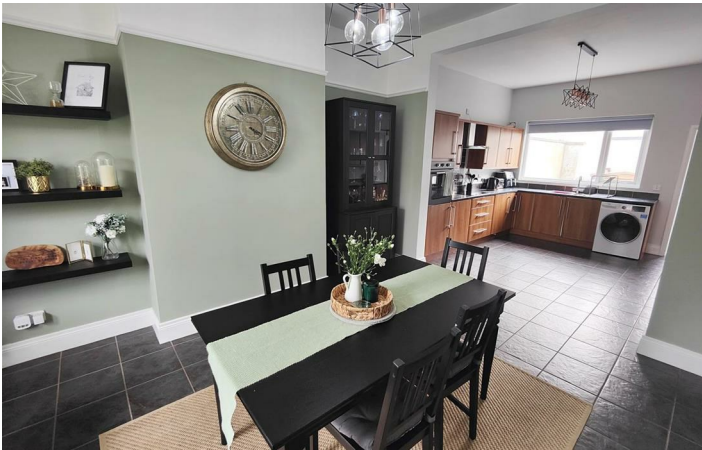
Outside

Mature gardens front side and rear with southernly aspect. Outside light and tap. Garden shed.

Planning approval for carparking.

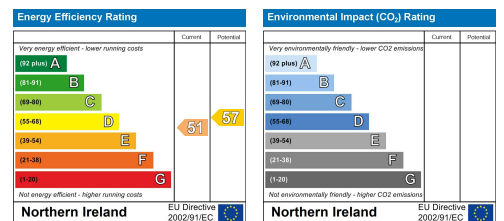


Directions



Floor Plan

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