



6 Tokio Gardens , Belfast, BT15 5EE

Offers Over £299,950

Substantial Period Red Brick Semi Detached Villa In A Highly Regarded Location.

Holding a superb position within this highly regarded and sought after residential location this substantial red brick semi detached villa offers impressive family accommodation. The spacious interior comprises 4 bedrooms, through lounge into bay, modern fitted kitchen with dining and fully tiled 4 piece bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating and retains much of its original details. Driveway parking and private gardens combine with the most convenient location with the many amenities of Cavehill Village including leading schools, public transport, parks and superb shopping all within walking distance - Early Viewing is highly recommended for this substantial family 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	53	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

6 Tokio Gardens

, Belfast, BT15 5EE



- Substantial Red Brick Semi Detached Villa
- Fully Tiled 4 Piece White Family Bathroom Suite
- Many Original Details
- Most Sought After Location
- 4 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Driveway Parking
- Modern Fitted Kitchen With Dining
- Gas Fired Central Heating
- Private Gardens

Enclosed Entrance Porch

Hardwood entrance door, dado rail, ceramic tiled floor.

Entrance Hall

Glazed vestibule door, wood laminate floor, dado rail, cornice ceiling.

Through Lounge

25'7" x 12'0" (7.81 x 3.67)

Into Bay, attractive fireplace with stone surround, built-in storage with shelving, cornice ceiling, picture rail, wood strip floor, two double panelled radiator.

Kitchen

17'1" x 9'0" (5.21 x 2.75)

Bowl and a half single drainer stainless steel sink unit, excellent range of high and low level units, formica work top, built-in high level double oven, microwave and gas hob, plumbed for

washing machine, plumbed for dishwasher, fridge/freezer space, partly tiled walls, ceramic tiled floor, high output radiator, recessed lighting, pvc patio doors to rear.

First Floor

Bathroom

Fully tiled white 4 piece bathroom suite comprising panelled bath, telephone handset shower, shower cubicle, electric shower, pedestal wash hand basin, low flush wc, chrome radiator, recessed lighting, extractor fan, access to roof space.

Bedroom

10'11" x 10'2" (3.33 x 3.12)

Wood laminate floor, cornice ceiling, double panelled radiator.

Bedroom

14'7" x 17'6" (4.47 x 5.34)

Into bay, wood laminate floor, picture rail, two double panelled radiator.

Second Floor

Bedroom

11'1" x 9'3" (3.39 x 2.84)

Wood laminate floor, double panelled radiator.

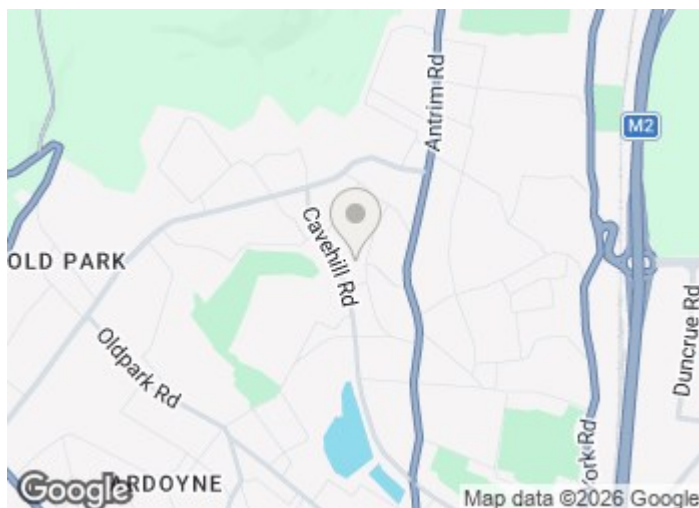
Bedroom

16'9" x 11'8" (5.12 x 3.57)

Dual aspect windows, wood laminate floor, double panelled radiator.

Outside

Hard landscaped gardens to front and rear in stones, concrete patio, mature lawn, flowerbeds, off street carparking, outside light and tap.

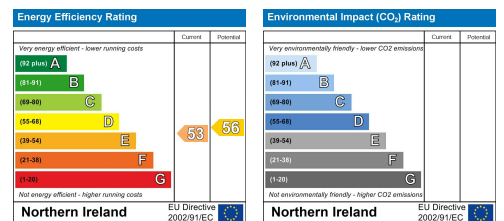


Directions



Floor Plan

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