

For Sale

Asking Price: £275,000

SimonBrien



Apartment 11, Myrtlefield Manor
1 Myrtlefield Park
Belfast
BT9 6NE

simonbrien.com



The low-maintenance accommodation of this duplex penthouse briefly comprises a generous living room open plan to a modern kitchen with a range of integrated appliances and breakfast bar, shower room with contemporary suite, two lower level bedrooms, a utility room (former en suite) and a magnificent master suite on the upper level featuring bedroom, bathroom, mezzanine and twin walk-in wardrobes. Externally are well maintained gardens and a secure, gated car parking space. Furthermore the property benefits from mains gas central heating, double glazed windows and a high level of insulation throughout.

Special Features & Services

- Magnificent duplex penthouse apartment in highly regarded development fronting the Lisburn Road
- Excellent proximity to village-type shops, transport links, sports and recreational facilities
- Generous living with feature fireplace and bright Westerly aspect
- Open plan kitchen with breakfast bar and a range of integrated appliances
- Two spacious bedrooms on entry level, one leading to utility room (easily converted to an en suite if desired)
- Shower room on entry level with a modern suite
- Master suite including bedroom, en suite bathroom, mezzanine overlooking the living room and twin walk-in robes
- Fabulous luggage room affording excellent storage
- Mains gas central heating, double glazed throughout
- Gated residents car parking, communal gardens in lawn with mature plants, trees and shrubs



Accommodation

Communal entrance with lift and staircase to Second Floor

Reception Hall

Wood effect flooring, generous storage cupboard understairs

Kitchen

11'6" x 6'6" (3.5m x 1.98m): Modern fitted kitchen with excellent range of units, sink unit, range of integrated appliances, Worcester gas boiler and breakfast bar. Open to

Living Room

20'4" x 11'10" (6.2m x 3.6m): Feature fireplace with gas coal effect fire inset

Shower Room

8'1" x 6'3" (2.46m x 1.9m): Luxury white suite comprising WC, wash hand basin and double shower tray

Bedroom Two/Study

16'3" x 10'11" (4.95m x 3.33m): Door to

Utility Room

7'9" x 5' (2.36m x 1.52m): Range of units, work surfaces and sink unit, plumbed for washing machine, extractor fan. (suitable as an en suite if desired)

Bedroom Three

15'7" x 9'11" (4.75m x 3.02m):

First Floor Landing

Access to roofspace.

Bedroom One

13'8" x 11'1" (4.17m x 3.38m): Ample storage in eaves

En Suite Bathroom

12'7" x 7'2" (3.84m x 2.18m): Bathroom suite comprising panelled bath with mixer tap and telephone hand shower, WC, wash hand basin, corner shower cubicle.

Mezzanine

11'10" x 10'11" (3.6m x 3.33m): Twin walk-in wardrobes

Outside

Gated car parking for residents. Communal gardens in lawns with mature plants, trees and shrubs.





Floor 2



Floor 1

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Please Note Floor Plans Are Illustrative Only; Measurements And Layouts Are Approximate.

VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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