



4 Myrtledene Drive,
Saintfield Road,
Belfast,
BT8 4GQ

Offers Over
£635,000

Viewing by
appointment with
& through agent
028 90 663030





An exceptional detached family home of approximately 3500 sq ft situated in a prime residential location. Convenient access to the city centre (approximately 3 miles), local shopping complexes and popular local primary schools will have wide ranging appeal.

Meticulously presented throughout the bright, well proportioned accommodation comprises, four main reception rooms, a magnificent modern kitchen with separate utility room are complemented on the lower

level by four bedrooms, the master benefits from an ensuite shower room, two bathrooms, a cloakroom and walk-in clothes storage complement the spacious living accommodation.

In addition the property benefits from uPVC oak effect double glazed windows, oil fired central heating, superb south facing verandah and integral garage. We can highly recommend an internal inspection.





- Magnificent Family Home in Prime Residential Location
- Convenient Access to City Centre (3 Miles) & Range of Local Shopping Centres
- Proximity to Several Well Thought of Local Primary Schools
- Living Room, Family Room, Sun Room & Dining Room
- Outstanding Solid Oak Kitchen Units & Granite Work Surfaces
- Utility Room, Large Bathroom on Both Levels
- 4 Excellent Bedrooms, Master with Ensuite Shower Room
- Exceptional South Facing Verandah
- Oil Fired Central Heating (Pressurised System)
- Internal Woodwork in Solid Oak
- Large Integral Garage/Outside 'Compound' Storage Area
- uPVC Oak Effect Double Glazed Windows
- The Internal Ambiance & Charm will have Wide Raging Appeal

Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Solid oak strip flooring

CLOAKROOM: Low flush wc, wash hand basin in modern vanity unit with mixer tap, extractor fan, fully tiled walls, ceramic tiled floor.

LIVING ROOM: 21' 12" x 15' 9" (6.7m x 4.8m) Solid wood strip flooring, feature limestone fireplace surround and mantle, tiled hearth, low voltage spotlights.

MAGNIFICENT MODERN KITCHEN: 20' 1" x 13' 1" (6.12m x 4m) Magnificent range of high and low level units, plate rack, wine rack, integrated Bosch microwave, Rangemaster with 5 ring gas hob, hotplate, two ovens, grill and heating drawer, integrated dishwasher, polished granite work surfaces, stainless steel 1.5 bowl sink unit with granite drainer, island unit with breakfast bar area, three electronically controlled Velux windows, feature brick porcelain tiled floor. Open archway to . . .

DINING ROOM: 17' 10" x 14' 5" (5.44m x 4.4m) Porcelain tiled floor, built-in dresser unit, uPVC double French doors to verandah.

UTILITY ROOM: 6' 8" x 6' 3" (2.04m x 1.9m) Range of built-in units, stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor, door to garage.

VERANDAH: 31' 2" x 13' 1" (9.5m x 4.0m) Concrete paved sitting and outside dining area.

FAMILY ROOM: 17' 9" x 14' 1" (5.4m x 4.3m) Polished limestone fireplace surround and mantle, solid oak strip flooring. Double doors with glazed panels to

SUN ROOM: 18' 1" x 11' 6" (5.5m x 3.5m) Porcelain tiled floor.

FAMILY BATHROOM: Corner jacuzzi bath, bidet, close coupled wc, modern wash hand basin in vanity unit with drawers underneath, heated towel rail, ceramic tiled floor, fully tiled walls.

Lower Level

BEDROOM (2): 17' 5" x 12' 2" (5.3m x 3.7m)

MASTER BEDROOM: Double built-in Sliderrobe.

ENSUITE SHOWER ROOM: Low flush wc, wash hand basin in vanity unit, thermostatically controlled shower unit.

BEDROOM (3): 14' 5" x 14' 1" (4.4m x 4.3m)

BEDROOM (4)/STUDY: 13' 3" x 12' 2" (4.05m x 3.7m) Double built-in Sliderobe.

BATHROOM (2): Corner bath with mixer tap and telephone hand shower, bidet, close coupled wc, pedestal wash hand basin, shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, fully tiled walls, heated towel rail.

















SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

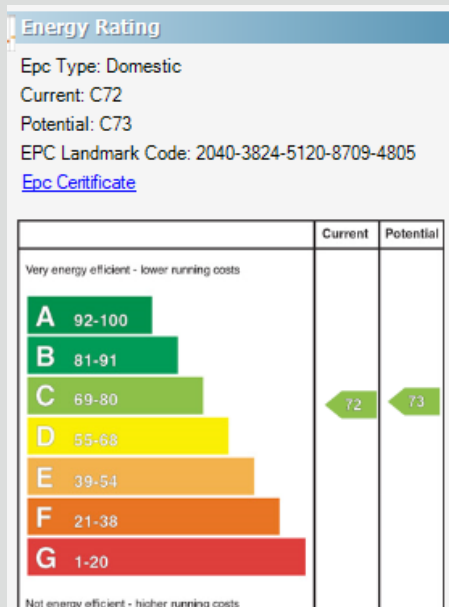
Outside

WALK-IN STORE:

LARGE INTEGRAL GARAGE:

Location:

Saintfield Road heading out of town past Common's Brae take the second left into Myrtledeane Road then first right towards Myrtledeane Drive.



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Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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