



Apt 8 Myrtlefield Manor, 1 Myrtlefield Park, Belfast, BT9 6NE

Price Guide £275,000

We are pleased to offer for sale this excellent three bedroom duplex apartment located in a small block of just 12 apartments in a most desirable BT9 location off Myrtlefield Park / Lisburn Road. The apartment is within walking distance to the many shops / cafés off the Lisburn Road along with excellent transport links. This bright and spacious accommodation comprises lounge with access to balcony, open plan to kitchen / dining area, three good size bedrooms, two with en-suites and separate bathroom suite. Further benefits include Gas heating, double glazed windows and secure allocated car parking. This apartment will appeal to a range of potential purchasers including those wishing to downsize, investors or indeed first time buyers

- An Exceptional Duplex Apartment In A Sought After Development On The Lisburn Road
- Open Plan Kitchen / Living / Dining With Access To Pleasant Balcony
- Excellent Storage Throughout
- Secure Allocated Car Parking
- Three Bedrooms - Two With Ensuite Shower & Bathrooms
- Kitchen With Range Of Integrated Appliances
- Gas Fired Central Heating / Double Glazing

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Lift access to second floor.

ON THE SECOND FLOOR

ENTRANCE

Hardwood Front door.

RECEPTION HALL



Wooden floor.

KITCHEN / LIVING / DINING 26'2" x 12'1" (8.0 x 3.7)



Modern kitchen with a range of high and low level units, integrated oven with 4 ring gas hob, stainless steel extractor fan, integrated dishwasher, plumbed for washing machine, stainless steel sink unit with drainer & mixer tap, integrated fridge freezer and tiled floor.



BEDROOM ONE 15'1" x 10'5" (4.6 x 3.2)



Wooden Floor.

ENSUITE SHOWER ROOM

White suite comprising, low flush W.C, pedestal wash hand basin, electric shower, part tiled walls and ceramic tiled floor.

BEDROOM TWO 15'5" x 9'6" (4.7 x 2.9)



Wooden floor.

BATHROOM



White suite comprising panel bath, low flush W.C, pedestal wash hand basin, part tiled walls and ceramic tiled floor.

STORAGE

Excellent storage off reception hall.

ON THE THIRD FLOOR

BEDROOM THREE 20'4" x 10'5" (6.2 x 3.2)



Sliding mirrored wardrobes, walk in storage, storage into eaves, wooden floor.



ENSUITE BATHROOM

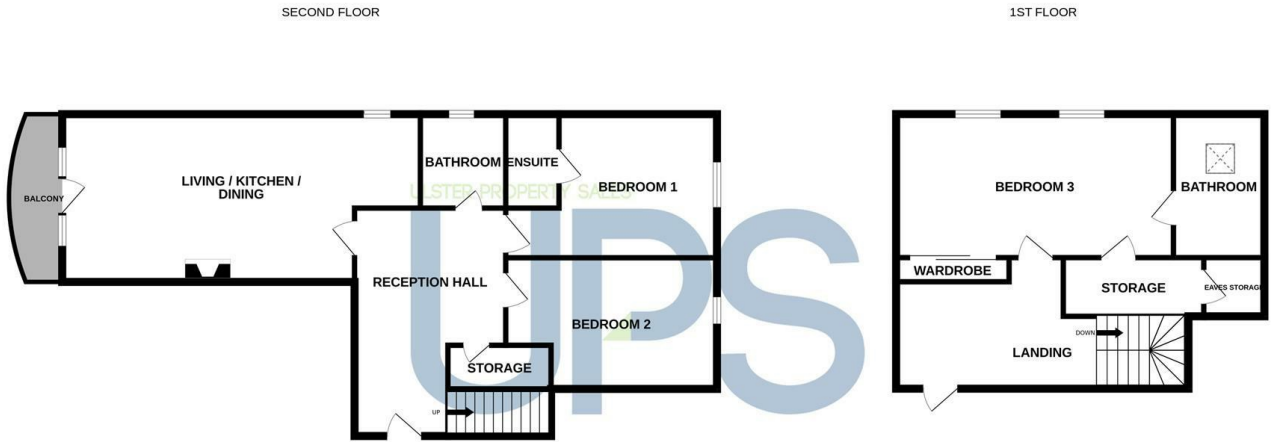


White suite comprising corner bath, low flush W.C, pedestal wash hand basin, thermostatic shower, heated towel rail, led mirror, fully tiled walls and ceramic tiled floor.

OUTSIDE

Secure parking.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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