



## 37 Martinville Park, Saintfield Road, Belfast, BT8 7JH

**Asking Price £295,000**

37 Martinville Park is tucked away in a quiet cul de sac off Lenaghan Park that can be accessed from both the Saintfield and Beechill Road, offering convenience to local bus routes, to include the Cairnshill Park & Ride, leading primary and post primary schools and also Forestside Shopping Centre with its array of retail units and coffee shops.

If you enjoy the outdoors, Belvoir Forest Park and the Lagan Tow Path are only a short distance away.

This superb family home benefits from a contemporary double-storey extension that adds a touch of modern elegance to the traditional charm of the home.

On the ground floor there is the original lounge to the front with the utility and downstairs shower suite cleverly designed into the side extension. To the rear is a fantastic kitchen/dining/living area, perfect for entertaining guests or enjoying quality time with your family. From this area stairs lead down to the home office / snug with access out to the landscaped rear garden. The seamless flow between these spaces creates a warm and inviting atmosphere that is sure to make you feel right at home.

Upstairs there are three double bedrooms and contemporary white bathroom suite.

Outside, there is a double driveway with ample parking whilst to the rear there is a private enclosed garden and patio area with artificial grass, exterior lighting and awning, that is an ideal entertaining & BBQ space, designed for minimal maintenance.

- Extended Semi Detached Home
- Spacious Lounge To The Front
- Utility And Downstairs Shower Suite
- Smart Gas Heating Controlled Through Nest App
- Double Driveway To Front
- Three Double Bedrooms
- Fantastic Kitchen Dining Living To The Rear
- Contemporary White Bathroom Suite
- Cat 5 Wiring Throughout Ground Floor & Ultra Fast Broadband
- Private Enclosed Patio and Garden With Exterior Lighting And Awning Over Seating Area

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC



### Entrance Hall



Composite front door with glazed side panels to entrance hall. Tiled flooring.

### Lounge 16'5 x 10'4 (5.00m x 3.15m)



Tiled fire-place with wooden surround. Oak flooring.

## Utility Area



Cloaks area with built-in cupboards currently housing washing machine and tumble dryer. This area in turn leads to the downstairs shower suite.

## Downstairs Shower Suite



Luxury downstairs shower suite comprising walk in shower cubicle, Grohe chrome drench head shower with hand attachment, wash hand basin with mixer taps and storage below, low flush w.c, illuminated vanity mirror above. Tiled walls, tiled flooring.

## Extended Kitchen/Dining/Living Area 23'9 x 21'3 (7.24m x 6.48m)



At widest points. This area forms part of the extension and has transformed this home creating a comfortable, contemporary kitchen / dining / living space. Shaker style fitted kitchen with Quartz work surfaces, fridge freezer, integrated fridge freezer and dishwasher. Centre Island with matching Quartz surfaces incorporating stainless steel sink unit with mixer taps and breakfast bar, Tiled flooring. Spot-lights. Glass balustrade and floor to ceiling window with electric blinds, stair case that leads down to rear access and home office/study.

### Lower Level



Floor to ceiling window, access to rear patio garden and home office/study.

### Study/ Bedroom



Tiled flooring.

## First Floor



### Bedroom One 13'6 x 10'6 (4.11m x 3.20m )



### Bedroom Two 11'3 x 10'6 (3.43m x 3.20m)



(at widest points) Built in robes.

### Bedroom Three 12'6 x 9'6 (3.81m x 2.90m)



At widest points.  
Built in robes.

### White Bathroom Suite



Bathroom suite comprising panelled bath with shower unit above, wash hand basin, low flush w.c Heated chrome towel rail. Tiled walls, tiled flooring.

### Landing

Great views towards Black Mountain from gable window. Access to the roof-space via fold down ladder, floored for storage.

### Outside Front

Double driveway with ample parking to the front. Easily maintained area range of plants trees and shrubs.

There a multiple outdoor power sockets at rear and front of house.

## Outside Rear



Like the inside, a lot of thought and design has been put into the outside to create an easily maintained garden area with a section of artificial grass, patio area and a seating area covered by a retractable awning, boundary wall with exterior lighting and recesses for mood candle lighting. Raised loose chip flower beds with range of plants and shrubs. There is also additional storage in the original basement area. There are multiple outdoor power sockets at rear and front of house.

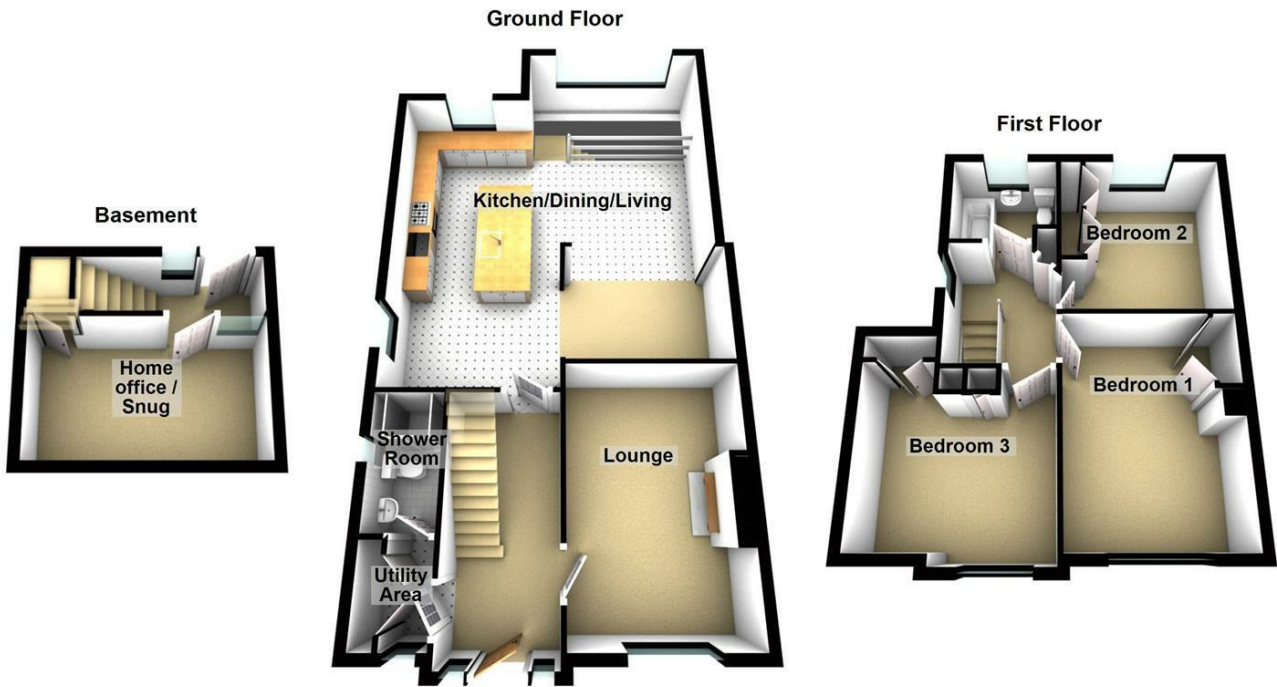
### Please Note

The property was extended in 2019.

Gas heating installed, which has been zoned ground & first floor, controlled via the Nest Smart App.

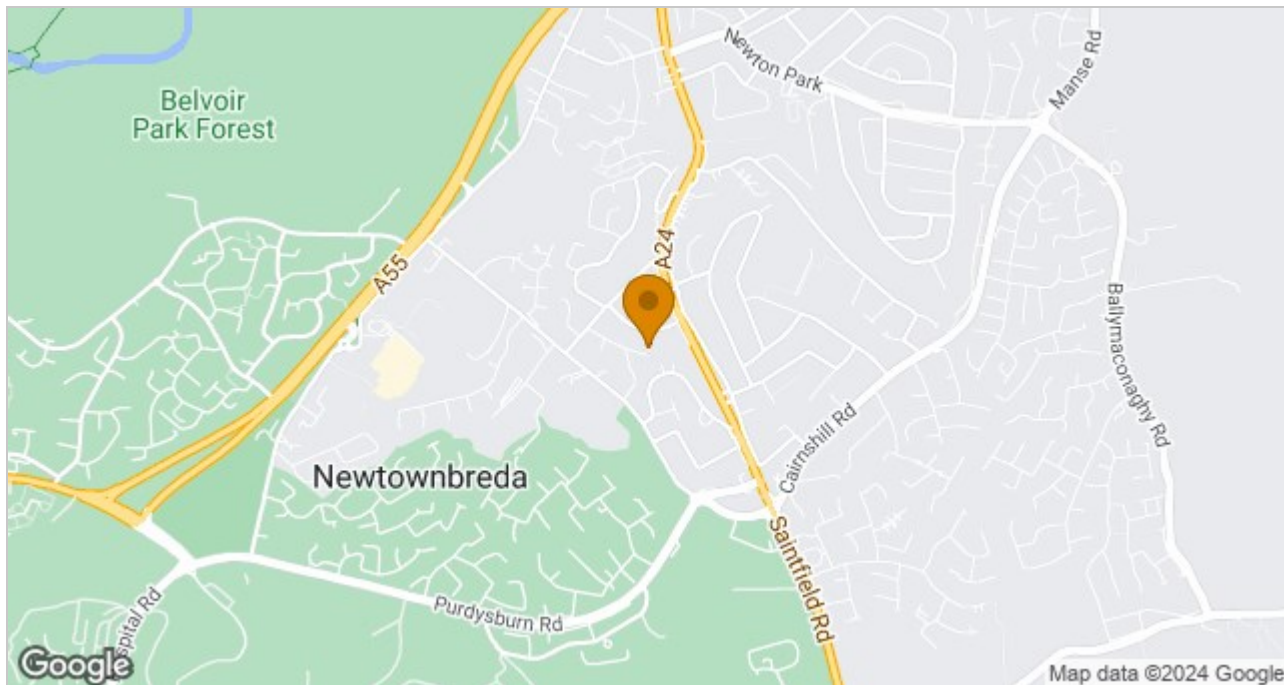
Cat 5 wiring throughout ground floor and ultra fast broadband.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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