

51 MYRTLEFIELD PARK,
BELFAST, BT9 6NF



TEMPLETON
ROBINSON



PRICE: OFFERS OVER £907,500

Fabulous and beautifully presented five bedroom family home in one of South Belfast's most popular tree lined parks.

Inviting entrance porch with front door and spacious entrance hall with cloakroom/wc. There is a delightful formal lounge with gorgeous fireplace and feature window seat with full bi-folding doors to extensive, south facing sun terrace. There is a further sitting room with feature electric fire and circular bay and a stunning modern fitted kitchen with centre island unit and casual living/dining space with access to the rear gardens.

The first floor offers ideal family accommodation with four well proportioned bedrooms, one with ensuite shower room and family bathroom. There is an excellent sized 5th bedroom on the second floor.

With a feeling of charm and character with original features yet offering the best of everyday modern conveniences, this fine home will appeal to many buyers.

Externally there are landscaped surrounding gardens with well stocked beds with shrubs and bushes, hedging providing privacy, stunning south facing walled garden to the rear and extensive paved terrace for the sunnier evenings. There are entrance gates to driveway parking and a detached garage.

In an area of high demand, close to many amenities only a short walk away on the Lisburn Road with many leading schools only a few minutes drive and the main arterial routes easily accessible we feel this property offers huge attraction for a new family.





● Fabulous Five Bedroom Period Home in Prestigious Tree Lined Park

- Inviting Entrance Porch with Covered Storage Area
 - Original Double Front Doors
 - Spacious Tiled Entrance Hall with Cloakroom/WC
 - Lounge with Open Fireplace & Feature Window Seat, Stunning Bi-folding Doors to Extensive Terrace
 - Sitting Room with Glazed Electric Fire & Bay Window
 - Stunning Modern Fitted Kitchen with Range of Integrated Appliances & Centre Island Unit Open Plan to Casual Living/Dining
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- Four Well Proportioned Bedrooms, One with Ensuite Shower Room
 - Modern Family Bathroom
 - Excellent Sized 5th Bedroom on the 2nd Floor
 - Gas Heating/Double Glazed Windows
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- Delightful South Facing Rear Walled Gardens with Lawns & Extensive Paved Terrace, Surrounding Beds in Shrubs, Trees & Hedging for Privacy
- Driveway Parking & Detached Garage
- Prestigious Location with a Host of Amenities on the Lisburn Road with Local Schools, Public Transport & Motorway Links
- A Fabulous Family Home Offering Well Balanced Accommodation, Charm & Many Original Features



THE PROPERTY COMPRISES:

GROUND FLOOR

COVERED ENTRANCE PORCH: Ceramic tiled floor.

Hardwood front door and feature glazing to . . .

ENTRANCE HALL: Cornice ceiling, ceiling rose, original ceramic tiled floor.

CLOAKROOM/WC: Low flush wc, vanity unit with wash had basin, wine cellar and storage, tiled floor, low voltage spotlights.

UTILITY ROOM: 9' 3" x 4' 1" (2.82m x 1.24m) (at widest points). Range of high low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, low voltage spotlights, original tiled floor.

DRAWING ROOM: 22' 8" x 13' 11" (6.91m x 4.24m) (at widest points). Attractive painted fireplace with marble inset and hearth, gas coal effect fire, original sanded and varnished floor boards, cornice ceiling, ceiling rose, window seat, bi-folding doors to south facing rear garden.

FAMILY ROOM: 21' 9" x 15' 5" (6.63m x 4.7m) (at widest points). Feature glazed fireplace with gas coal effect fire, built-in units and shelving, parquet style floor, cornice ceiling, bay circular window.

MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING ROOM: 23' 7" x 15' 0" (7.19m x 4.57m) (at widest points). Range of painted high and low level units, granite work surfaces, Siemens double oven and hob with stainless steel extractor fan above, integrated coffee machine, integrated fridge freezer. Island unit with work surface, 1.5 bowl stainless steel sink unit, granite drainer, two integrated dishwashers, large breakfast bar, ceramic tiled floor, low voltage spotlights, glazed door to rear.

FIRST FLOOR

LANDING: Door and stairs to attic, airing cupboard with gas fired boiler.

BEDROOM (1): 19' 5" x 11' 7" (5.92m x 3.53m) Sanded and varnished floor boards, picture rail, low voltage spotlights.

DRESSING ROOM: Range of built-in robes and storage. Open plan to . . .

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with circular wash hand basin, fully tiled shower cubicle with drencher shower head, fully tiled walls, tiled floor, low voltage spotlights, extractor fan.

BEDROOM (2): 16' 9" x 11' 7" (5.11m x 3.53m) (at widest points). Built-in robes with shelving.

BEDROOM (3): 11' 9" x 11' 7" (3.58m x 3.53m) Picture rail.

BEDROOM (4): 11' 5" x 8' 7" (3.48m x 2.62m) (at widest points). Built-in robe, picture rail.

FAMILY BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, free standing bath, fully tiled shower cubicle with drencher shower, part tiled walls, tiled floor, low voltage spotlights, extractor fan, heated towel rail, access to roofspace.







SECOND FLOOR

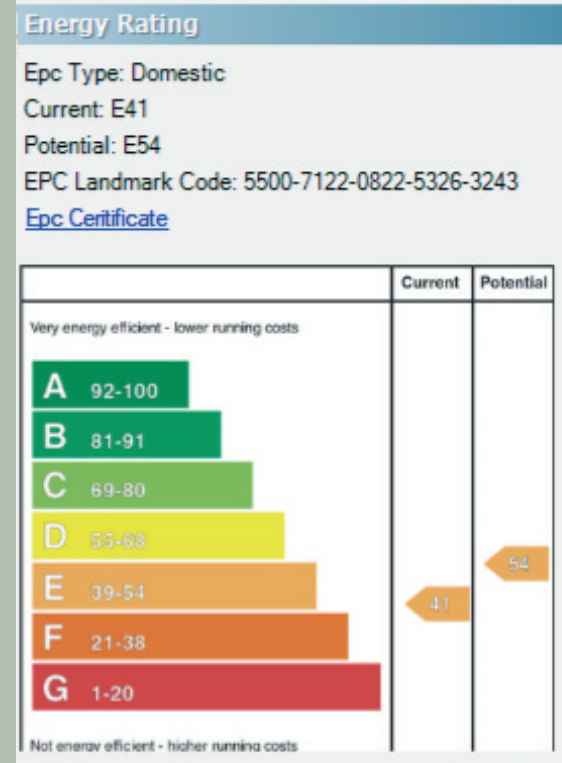
ATTIC ROOM: 34' 7" x 10' 2" (10.54m x 3.1m) (at widest points). Velux windows, wooden floor.

OUTSIDE

Extensive south facing walled rear gardens in lawns with large stone paved sun terrace, totally enclosed with garden store. Tarmac driveway parking for 4 cars to . . .

DETACHED DOUBLE GARAGE: 19' 6" x 18' 8" (5.94m x 5.69m) (at widest points). Twin up and over door.





Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

LOCATION:

From city centre on the Malone Road Myrtlefield Park is on the right hand side before Balmoral Avenue junction.

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