



15 Myrtledene Road, Saintfield Road, Belfast, BT8 6GQ

Asking Price £249,950

Myrtledene Road has consistently been a popular residential location due to its close proximity to main arterial routes, transport links to include the Cairnshill Park & Ride and leading schools both primary and post primary. A short drive takes you to Forestside Shopping Centre and the Ormeau Road, with the array of retail units, cafes, bars, and restaurants. Internal accommodation comprises spacious lounge to the front, extended modern fitted kitchen open to the family dining along the rear and three bedrooms and bathroom suite on the first floor. Outside, there is a neat front garden laid in lawn, driveway with ample parking and attached integral garage. From the kitchen dining access is provided to a patio area overlooking the rear garden that captures the afternoon sun. An excellent home in a great location.

- Extended linked semi detached home
- Two plus reception rooms
- Ground floor W/C
- Gas central heating
- Attached integral garage
- Three good size bedrooms
- Extended kitchen / living area
- 1st floor deluxe bathroom with additional shower cubicle
- Double glazed windows
- Mature gardens to the rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		69	69
(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	

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Solid oak flooring, Ground floor w/c.

Ground floor w/c



Comprising low flush w/c, wash hand basin.

Lounge 15'4 x 11'7 (4.67m x 3.53m)



Solid oak flooring, double doors to the dining area.

Extended kitchen / living area 18'2 x 9'6 (5.54m x 2.90m)



Full range of high and low level units, single drainer 1 /1/2 bowl sink unit with mixer taps, formica work surfaces, 5 ring gas hob, oven and grill, fridge freezer space, plumbed for dishwasher. Open to the living area.

Additional kitchen image



Living / dining 18'4 x 7'9 (5.59m x 2.36m)



Solid wood flooring, double glazed doors leading to the rear gardens.

Open to the dining area which provides access to the integral garage.

Dining area



Solid oak flooring.

1st floor

Landing, access to the roof space.

Bedroom 1 12'1 x 10'4 (3.68m x 3.15m)



Laminate flooring.

Bedroom 2 11'9 x 10'4 (3.58m x 3.15m)



Bedroom 3 12'1 x 10'4 (3.68m x 3.15m)



Built in robe.

Bathroom 8'2 x 7'9 (2.49m x 2.36m)



Deluxe white suite comprising bath with mixer taps, telephone hand shower, low flush w/c, wash hand basin with storage below, corner shower cubicle, fully tiled walls, pvc panelled ceiling, tiled floor, chrome towel radiator.

Additional bathroom image



Outside

Off street parking to the front leading to the attached integral garage.

Attached garage 23'1 x 9'7 (7.04m x 2.92m)

Up and over door, light and power, plumbed for washing machine, door access to the rear gardens.

Front gardens

Gardens to the front laid in lawn with a range of plants, trees and shrubs.

Rear gardens

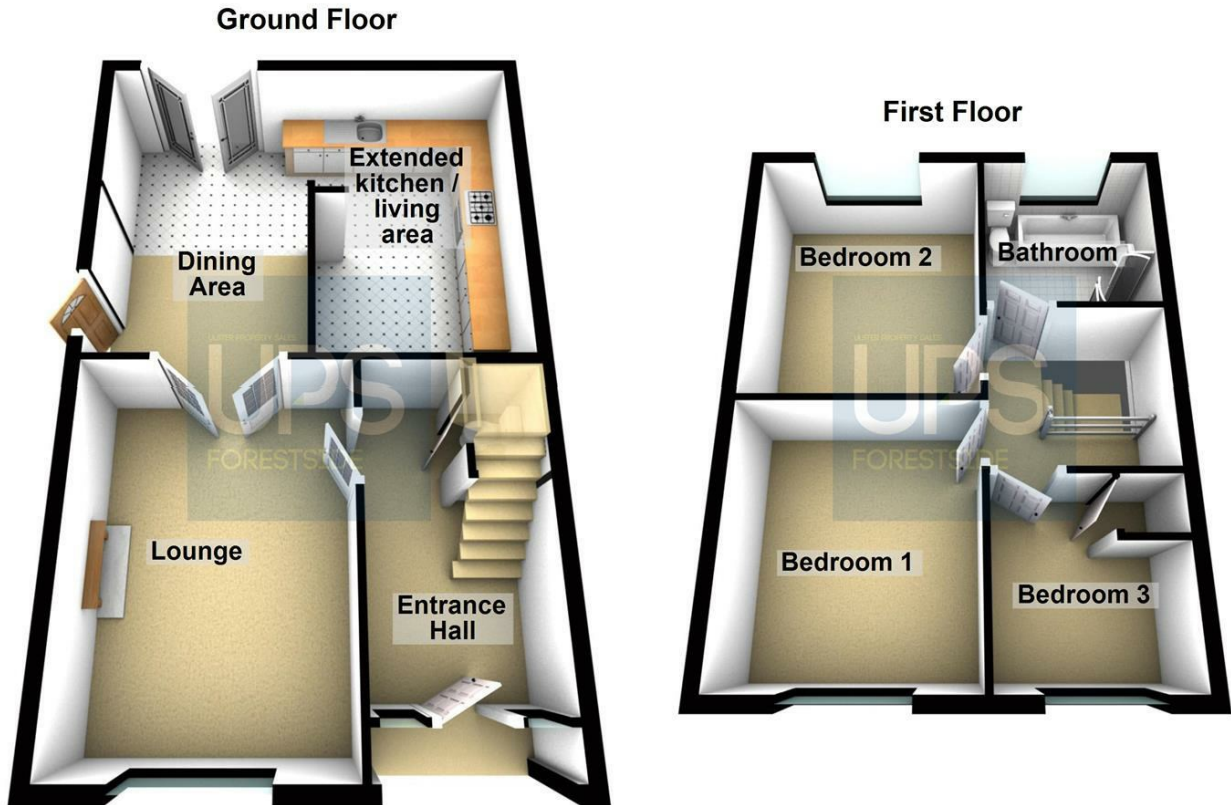


Decking access leading to the lower rear gardens, laid in lawn, bounded by hedging, with plants, trees and shrubs. Outside tap and light.

Rear elevation

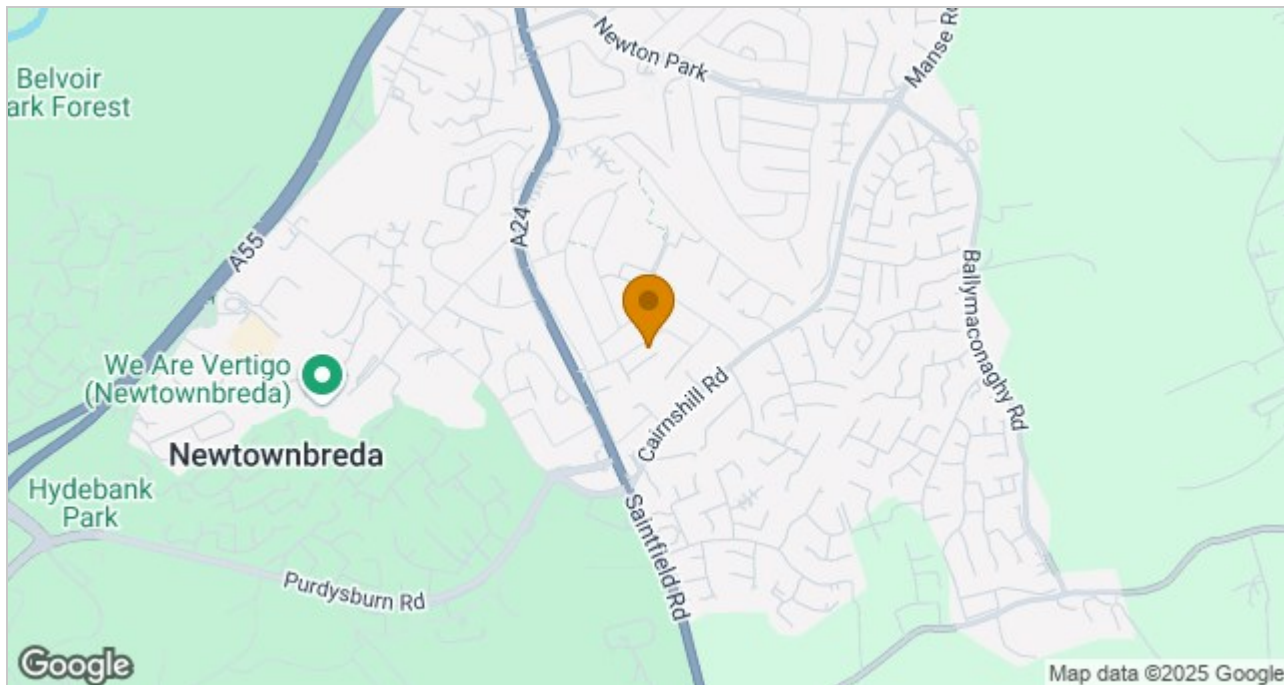


Floor Plan



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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