

# For Sale

Asking Price: £275,000

SimonBrien



Apartment 11, Myrtlefield Manor  
1 Myrtlefield Park  
Belfast  
BT9 6NE

[simonbrien.com](https://www.simonbrien.com)



The low-maintenance accommodation of this duplex penthouse briefly comprises a generous living room open plan to a modern kitchen with a range of integrated appliances and breakfast bar, shower room with contemporary suite, two lower level bedrooms, a utility room (former en suite) and a magnificent master suite on the upper level featuring bedroom, bathroom, mezzanine and twin walk-in wardrobes. Externally are well maintained gardens and a secure, gated car parking space. Furthermore the property benefits from mains gas central heating, double glazed windows and a high level of insulation throughout.

#### Special Features & Services

- Magnificent duplex penthouse apartment in highly regarded development fronting the Lisburn Road
- Excellent proximity to village-type shops, transport links, sports and recreational facilities
- Generous living with feature fireplace and bright Westerly aspect
- Open plan kitchen with breakfast bar and a range of integrated appliances
- Two spacious bedrooms on entry level, one leading to utility room (easily converted to an en suite if desired)
- Shower room on entry level with a modern suite
- Master suite including bedroom, en suite bathroom, mezzanine overlooking the living room and twin walk-in robes
- Fabulous luggage room affording excellent storage
- Mains gas central heating, double glazed throughout
- Gated residents car parking, communal gardens in lawn with mature plants, trees and shrubs



## Accommodation

### Communal entrance with lift and staircase to Second Floor

### Reception Hall

Wood effect flooring, generous storage cupboard understairs

### Kitchen

11'6" x 6'6" (3.5m x 1.98m): Modern fitted kitchen with excellent range of units, sink unit, range of integrated appliances, Worcester gas boiler and breakfast bar. Open to

### Living Room

20'4" x 11'10" (6.2m x 3.6m): Feature fireplace with gas coal effect fire inset

### Shower Room

8'1" x 6'3" (2.46m x 1.9m): Luxury white suite comprising WC, wash hand basin and double shower tray

### Bedroom Two/Study

16'3" x 10'11" (4.95m x 3.33m): Door to

### Utility Room

7'9" x 5' (2.36m x 1.52m): Range of units, work surfaces and sink unit, plumbed for washing machine, extractor fan. (suitable as an en suite if desired)

### Bedroom Three

15'7" x 9'11" (4.75m x 3.02m):

### First Floor Landing

Access to roofspace.

### Bedroom One

13'8" x 11'1" (4.17m x 3.38m): Ample storage in eaves

### En Suite Bathroom

12'7" x 7'2" (3.84m x 2.18m): Bathroom suite comprising panelled bath with mixer tap and telephone hand shower, WC, wash hand basin, corner shower cubicle.

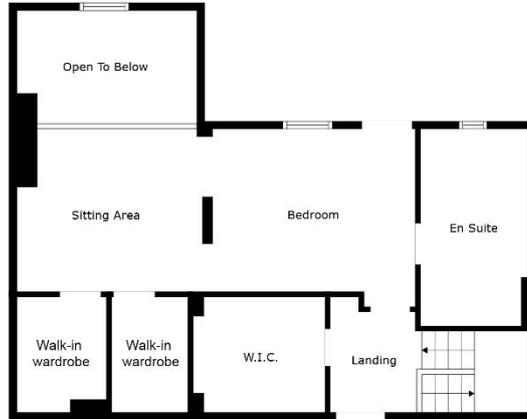
### Mezzanine

11'10" x 10'11" (3.6m x 3.33m): Twin walk-in wardrobes

### Outside

Gated car parking for residents. Communal gardens in lawns with mature plants, trees and shrubs.





Floor 2



Floor 1



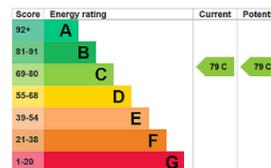
Please Note Floor Plans Are Illustrative Only; Measurements And Layouts Are Approximate.

**VALUER**

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