

66 Myrtlefield Park,
Belfast, BT9 6NG



Offers Over £895,000

Telephone 02890 668888
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KEY FEATURES

- Attractive Period Detached Family Home Designed In 1905 By Henry Seaver
- Well Presented Accommodation Throughout With A Host Of Original Features Including; Period Fireplaces, Ornate Cornicing, Stained Glass Windows & Original Entrance Porch
- Attractive Entrance Porch With Art Nouveau Glass
- Gracious Reception Hall With Attractive Mahogany Fireplace, Cornicing & Herringbone Wooden Flooring
- Three Formal Reception Rooms All With Period Fireplaces
- Spacious Kitchen With Casual Dining Area
- Six Generous Bedrooms, Main Bedroom Suite With Dressing Room & Bathroom
- Family Bathroom, Two Ensuites & Downstairs Cloakroom
- Separate Utility Room, Wine Store
- Integral Garage
- Gas Fired Central Heating & Hardwood Window Frames
- Enclosed Rear Private Paved Garden With Raised Stone Sitting Areas & Bespoke Stone Barbarque, Boundary Hedging
- Front Garden In Lawn With Trees & Shrubs, Double Entrance Gates Leading To Driveway Parking
- Highly Regarded & Sought After Residential Tree Lined Park
- Within Walking Distance To Local Amenities, Schooling & Transport Routes



SUMMARY

We are delighted to offer for sale this magnificent detached period family home which occupies a mature private site just off the Malone Road, on one of South Belfast's most sought after tree lined residential parks. The location is ideal to take advantage of the ease of access to the City Centre, and main arterial routes, including, the M1 motorway and Outer Ring. An excellent range of primary and secondary schools, shops and recreational amenities are all within close proximity.

The gracious accommodation is well proportioned throughout, beautifully maintained with a host of original features, and provides a layout of, six bedrooms, three gracious reception rooms, together with kitchen, family bathroom, and two ensembles. In addition, the property benefits from a large utility room, integral garage, driveway parking, and enclosed private rear gardens.

All in all this is an excellent opportunity to acquire a superb family home in an area of consistently high demand. Viewing comes highly recommended through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE PORCH:

Art Nouveau glass and original tiled floor. Inner door leading to:

SPACIOUS ENTRANCE HALL:

Attractive feature fireplace with Mahogany surround, tiled hearth and tiled inset. Corniced ceiling. Picture rail. Herringbone wooden flooring.





DINING ROOM:
20' 5" x 15' 7" (6.22m x 4.75m)

Detailed ornate marble fireplace. Herringbone wooden flooring. Ornate decorative corniced ceiling and ceiling rose. Picture rail.



CLOAKROOM:

Low flush WC. Wash hand basin in vanity unit. Panelled walls.

DRAWING ROOM:

20' 4" x 17' 8" (6.2m x 5.38m)

Attractive feature marble fireplace with wood-burning stove. Ornate decorative corniced ceiling and ceiling rose. Picture rail. Herringbone wooden flooring.





FAMILY ROOM:

15' 8" x 11' 10" (4.78m x 3.61m)

Attractive carved Mahogany fireplace with wood-burning stove. Low voltage lighting. Corniced ceiling. Picture rail. Wood strip flooring.

L-SHAPED KITCHEN / DINING AREA:

21' 4" x 18' 4" (6.5m x 5.59m)

Excellent range of high and low level units. 1.5 single drainer sink unit. Island unit. Four ring hob. Electric oven. Additional oven and microwave. Integrated dishwasher. Recessed for fridge/freezer. Original tile flooring in kitchen. Wood strip flooring and corniced ceiling in dining area.

UTILITY ROOM:

19' 3" x 8' 8" (5.87m x 2.64m)

Range of high and low level units. Single drainer sink unit. Plumbed for washing machine. Plus, additional wine store.

INTEGRAL GARAGE:

20' 9" x 17' 3" (6.32m x 5.26m)

Remote controlled roller door. Light and power. Twin gas boilers.



Staircase with feature stained glass original window leading to.

FIRST FLOOR

LANDING:

Hotpress. Additional storage cupboard.

BEDROOM (1):

20' 5" x 15' 9" (6.22m x 4.8m)

DRESSING ROOM:

8' 3" x 4' 9" (2.51m x 1.45m)

Fitted wardrobes.

ENSUITE BATHROOM:

Freestanding bath with telephone hand shower. Separate shower enclosure. Low flush WC. Wash hand basin in vanity unit. Fully tiled walls.





BEDROOM (2):
17' 8" x 16' 6" (5.38m x 5.03m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit. Laminate wooden floor.

BEDROOM (3):
14' 0" x 11' 3" (4.27m x 3.43m)

Wash hand basin in vanity unit.

BEDROOM (4):
12' 0" x 10' 7" (3.66m x 3.23m)

Wash hand basin in vanity unit.





BATHROOM:

White suite comprising panelled bath with mixer taps and telephone hand shower. Shower enclosure. Low flush WC. Wash hand basin in vanity unit.

SECOND FLOOR

BEDROOM (5):

14' 0" x 10' 3" (4.27m x 3.12m)

Attractive cast iron fireplace.

BEDROOM (6):

13' 8" x 8' 0" (4.17m x 2.44m)

Built-in storage.

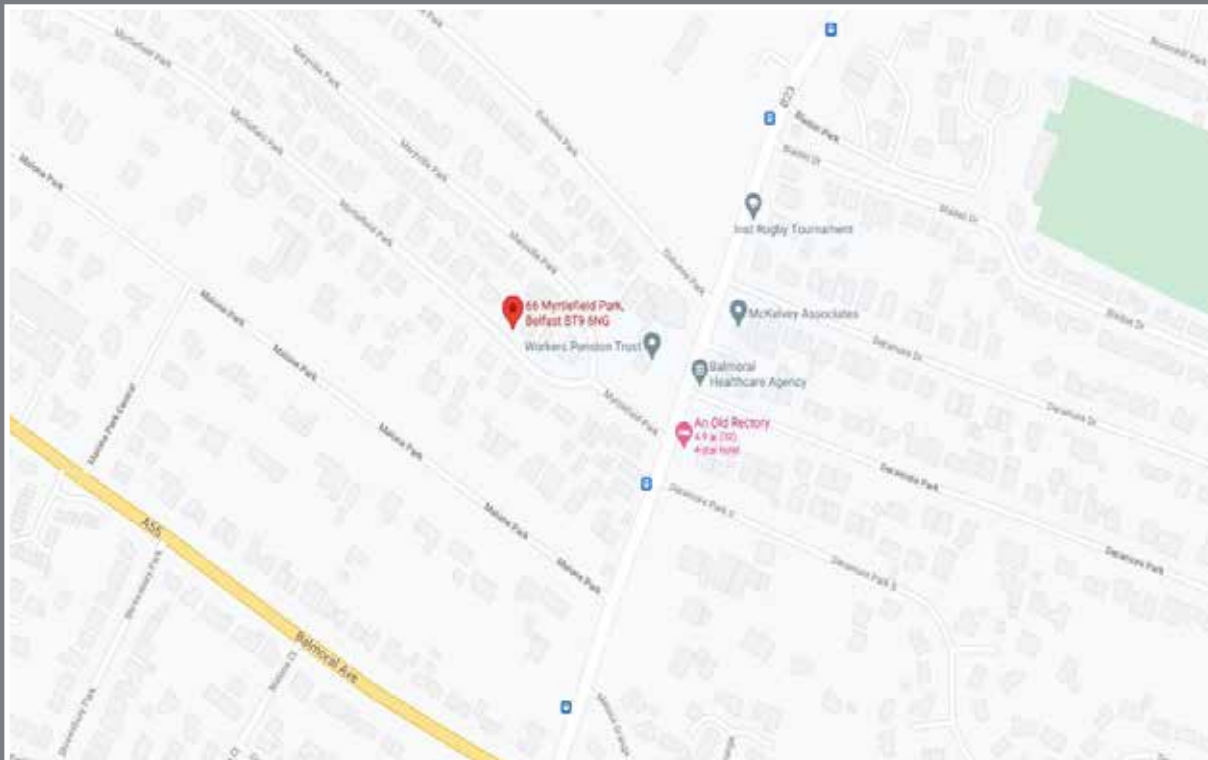
OUTSIDE

Private enclosed paved garden to rear with boundary hedging, raised stoned sitting areas and bespoke stone barbeque. Mature front garden in lawn with trees and shrubs, and boundary hedging. Pedestrian entrance gate and double entrance gates leading to tarmac parking and integral garage.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: EB/D/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	46 E	
21-38	F		
1-20	G		

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