

**16A Myrtlefield Park,  
Malone Road, Belfast, BT9 6NE**



**Offers Over £559,500**

Telephone 02890 668888  
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KEY FEATURES

- Attractive Recently Modernised Three Storey Semi-Detached Home
- Superb Situation In One Of Malone’s Most Sought After Tree Lined Parks
- Spacious Porcelain Tiled Reception Hall With Cloakroom / WC, Understair Internal Bespoke Dog Kennel
- Staircase With Feature Colour Change Lighting (Remote Controlled)
- Generous Bright Lounge With White Oak Floor, Bay Window, & Carved Timber Fireplace With Granite Inset & Hearth
- Fabulous White Gloss Fitted Kitchen With Granite Work Surfaces, Full Range of Bosch Appliances, Open Plan To Living & Dining Area With Feature Raised (‘Evonic’) Glass Fire & Sliding Doors Leading To Rear & Side Garden
- Good Sized Utility Room On First Floor
- 3 First Floor Bedrooms, Bedroom 2 With Bay Window & Ensuite Shower Room, Bedroom 3 With Ensuite Shower Room
- Luxury Family Bathroom On First Floor
- Second Floor Master Bedroom Suite With Bedroom & Sliding Mirrored Doors To Fully Fitted Dressing Room With Fitted Sliding Mirrored Wardrobes (Can Be 2 Separate Bedrooms)
- Highest Standard Of Finish, All Sanitary Ware From Sykes
- Gas Fired Central Heating / Double Glazed Windows
- Sliding Electric Gate (Remote Controlled, Fobs) To Driveway With Side & Rear Parking For Multiple Vehicles
- Tarmac front & Landscaped Enclosed Rear Garden In Artificial Lawn, Extensive Outside Lighting
- Detached Matching Garage
- Only Minutes From Lisburn Road & Leading Primary & Grammar Schools



SUMMARY

Constructed within recent years, this excellent three storey semi-detached family home occupies a superb situation in one of Malone’s most sought after tree lined parks.

There are a host of amenities only minutes away including, those on the thriving Lisburn Road, and leading primary and grammar schools. The property offers generous adaptable accommodation that is finished to the highest standard, only recently fully modernised, and renovated by the current owners throughout which is further enhanced by the tasteful decor, and delightful enclosed private gardens.

Likely to be of interest to the young family or professional couple in today’s market, as ideally suited to cater for modern day living requirements, we recommend immediate inspection of this superb property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Glazed front door with side panels. Porcelain tiled floor. Understair internal bespoke dog kennel. Separate downstairs cupboard.

LOUNGE:

**16’ 9” x 12’ 0” (5.11m x 3.66m) (into bay)**

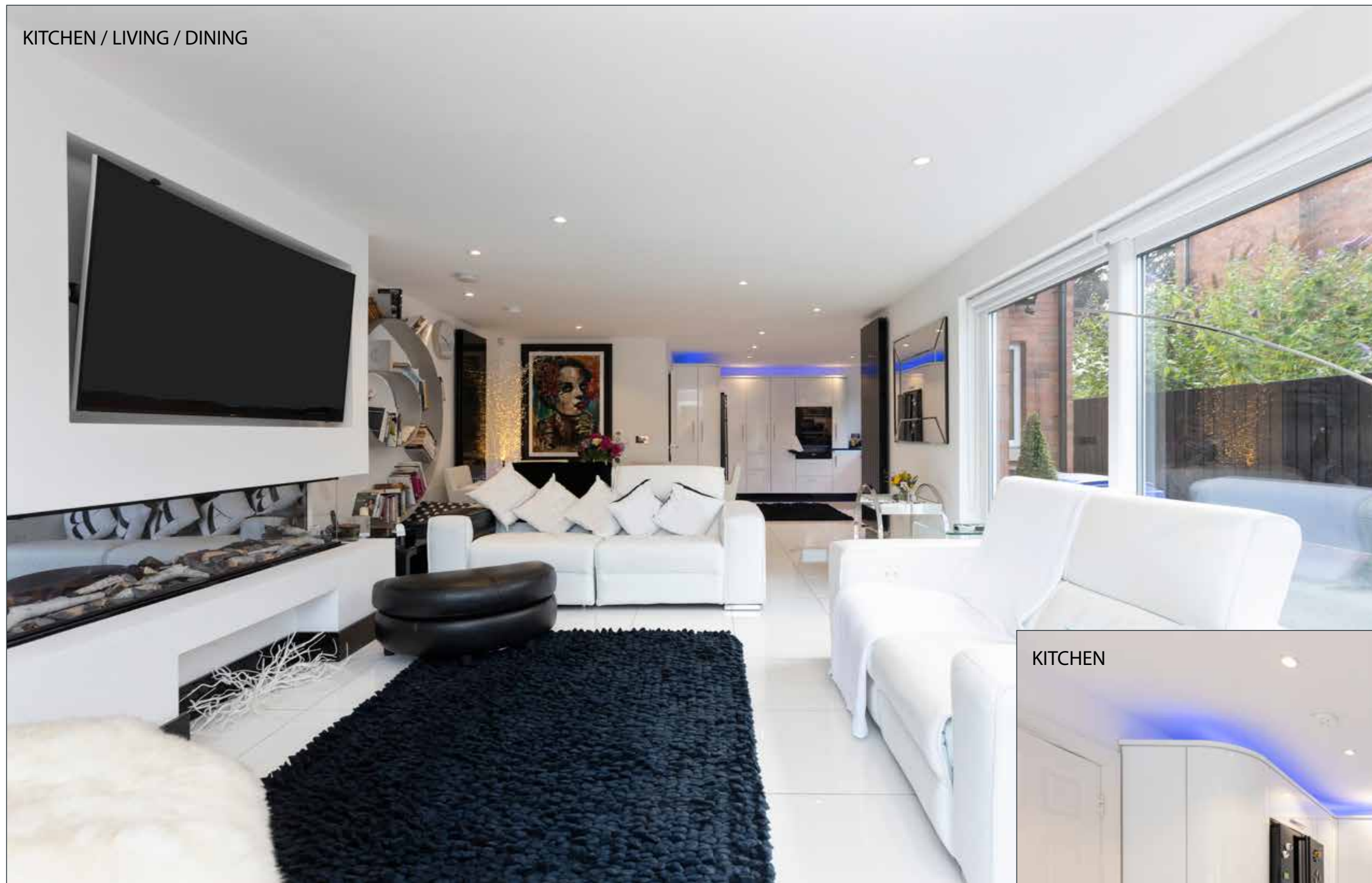
Attractive carved timber fireplace granite inset and hearth (open fire). Quick Step white oak flooring. Low voltage lighting.

CLOAKROOM:

Wall hung low flush WC with soft close seat. Dual flush chrome plate. Vanity unit with LED light, and rectangular bowl basin, with feature tilted LED mixer tap. Bespoke colour change mirror (remote controlled). Partially tiled walls. Porcelain tiled floor.



## KITCHEN / LIVING / DINING



### KITCHEN/LIVING/DINING:

**36' 4" x 13' 0" (11.07m x 3.96m) (at widest points)**

In the kitchen: Excellent full range of high and low level white gloss units with LED colour change lighting strip below units, and granite work surfaces. Inset sink unit with pull spray chrome tap. Eye level Bosch double oven. Integrated dishwasher. ('CDA') 4 ring induction hob with feature low level motorised downdraft extractor system. Recess for American style fridge/freezer. Porcelain tiled floor.

In the living area: 3 feature wall mounted black radiators. 'Evonic Inset log effect glass electric fire (remote controlled). Inset above for wall mounted TV. Two sets of sliding glazed doors to rear and side.

### KITCHEN



UTILITY ROOM



BEDROOM 2



## FIRST FLOOR

### UTILITY ROOM:

**9' 0" x 6' 3" (2.74m x 1.91m)**

Full range of high and low level units. Single drainer sink unit. Plumbed for washing machine. Porcelain tiled floor. Enclosed hot press.

### BEDROOM (2):

**20' 2" x 11' 2" (6.15m x 3.4m) (into bay)**

Quick step white oak flooring.

### ENSUITE SHOWER ROOM:

Panel corner shower cubicle with chrome shower head, and Drencher shower head. Low flush WC. Vanity unit with 'Glide' basin and chrome tap. Chrome towel radiator. Wall mirrored cupboard with lighting. Grey wood effect tiled floor.

### LUXURY FAMILY BATHROOM:

Acrylic freestanding bath with column disc chrome mixer tap. Wall hung WC with soft close seat. Chrome heated towel rail. 'Ino' wash hand basin with chrome disc mixer tap. Bespoke colour change wall mirror. Quartz stone black tiled floor, and half tiled walls with shelf ('Armatile').

### STUDY / BEDROOM (4):

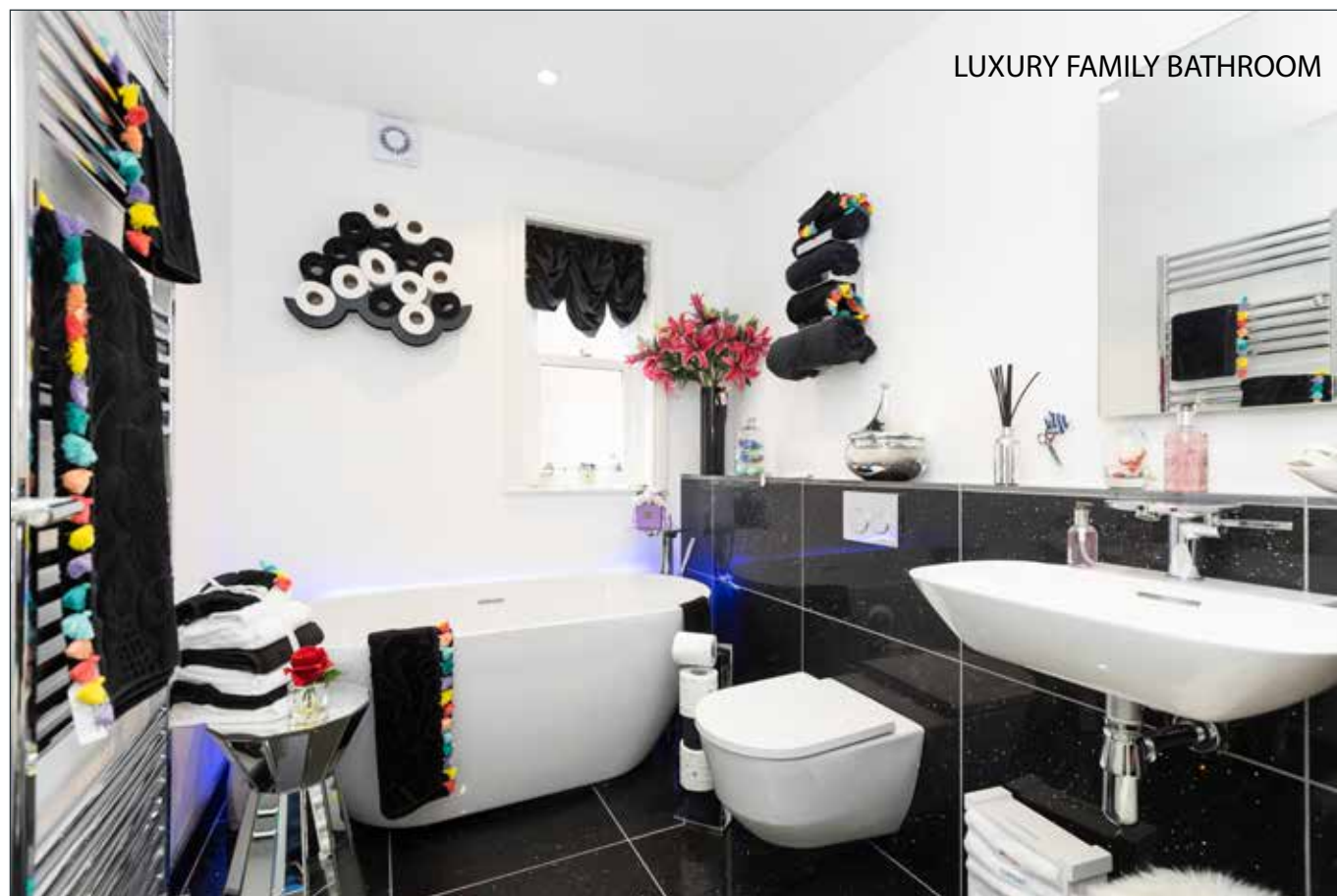
**11' 9" x 8' 9" (3.58m x 2.67m)**

Grey laminate flooring. Door to Bedroom 2.

BEDROOM 2 ENSUITE







LUXURY FAMILY BATHROOM



MASTER BEDROOM

### BEDROOM (3):

16' 2" x 12' 0" (4.93m x 3.66m)

Range of wall-to-wall mirrored sliding wardrobes.

### ENSUITE SHOWER ROOM:

Panel shower cubicle chrome shower head and Drencher shower head. Low flush WC. Chrome towel radiator. Wash hand basin. Mirror with lighting. Grey wood effect tiled floor.

### SECOND FLOOR

#### LANDING:

Boiler room - gas fired boiler.

### MASTER BEDROOM:

14' 5" x 11' 9" (4.39m x 3.58m)

Velux window, sliding doors to...

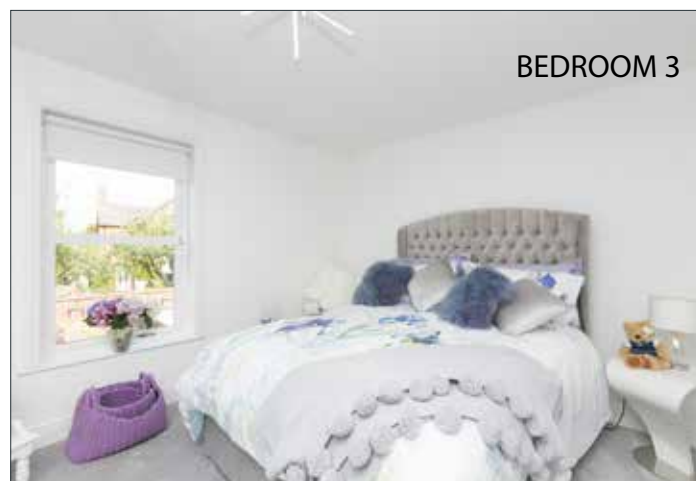
### DRESSING ROOM/ADDITIONAL BEDROOM:

14' 0" x 10' 0" (4.27m x 3.05m)

Full range of his/hers built-in mirrored sliding wardrobes and storage.

### FULLY TILED LUXURY SHOWER ROOM:

Walk-in wet room style shower cubicle with chrome thermostatic shower valve, and chrome shower kit. Wall hung low flush WC with dual flush chrome plate, and soft close seat. Vanity unit with water circle basin and chrome disc tap, and intense illuminated wall mirror above. 'Hugo' towel radiator. Fully tiled walls and floor.



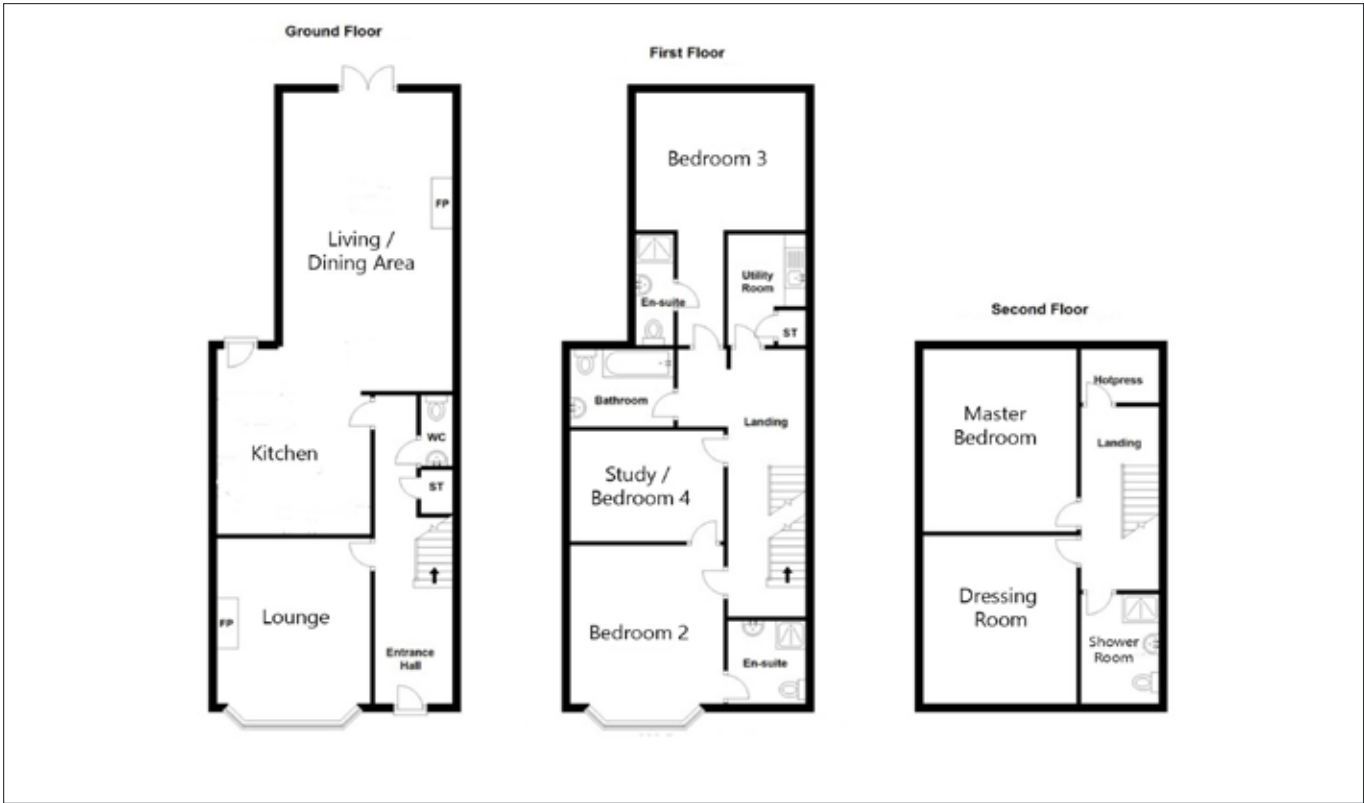
BEDROOM 3



MASTER BEDROOM DRESSING ROOM



MASTER BEDROOM ENSUITE



**OUTSIDE**

Electric sliding remoted controlled entrance gate with brick boundary wall, with inset post box. Ample side and rear tarmac parking for multiple vehicles. Landscaped rear garden in artificial lawn, with boundary fencing and rear brick wall. Outside power socket and tap, and extensive outside lighting.

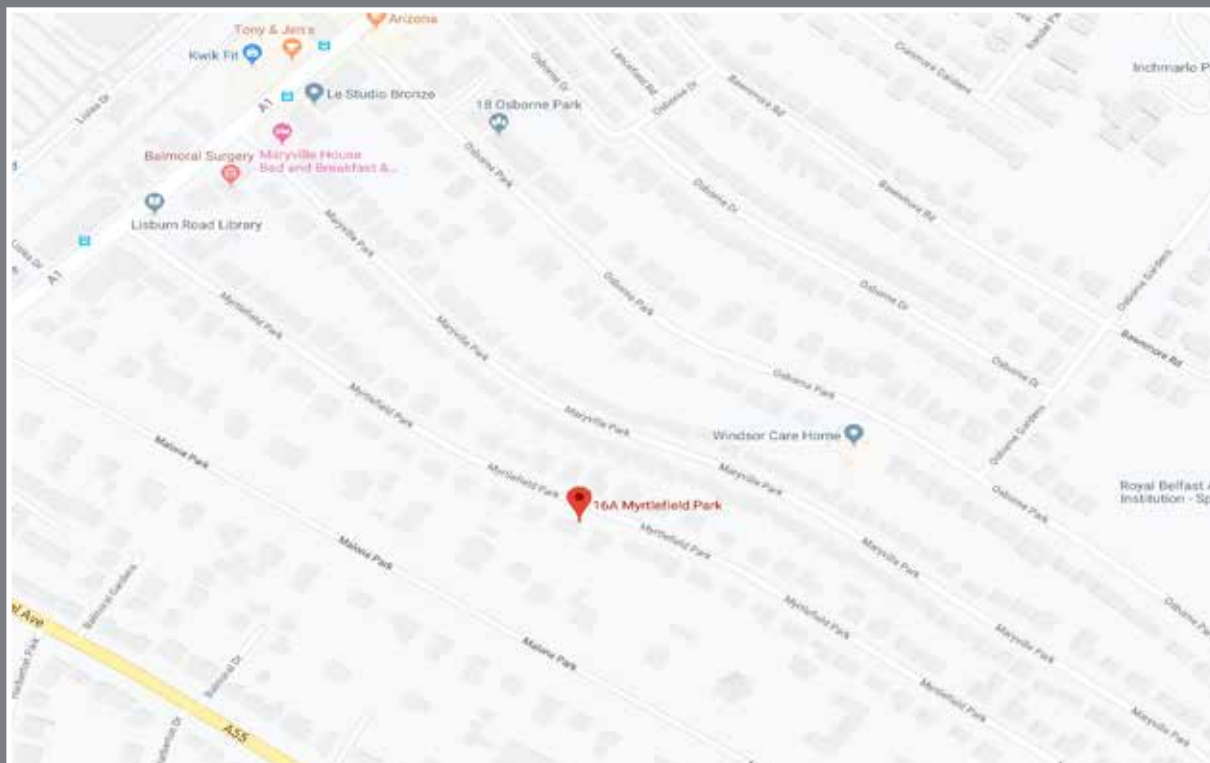
**DETACHED GARAGE:**

**19' 7" x 12' 3" (5.97m x 3.73m)**

Remote roller door. Light and power. Shelving.



# 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.



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REF: EB/G/19/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	73	75
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 9011-0123-6150-6671-2926

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