

simon**BRIEN**
RESIDENTIAL

Apt 7 Myrtlefield Manor,
1 Myrtlefield Park, Belfast, BT9 6NE



Asking Price £195,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb First Floor Apartment Set Within Much Sought After BT9 Location
- Two Double Bedrooms
- Spacious Open Plan Living / Dining Area Open To:
- Fitted Kitchen With A Range Appliances
- Bathroom & Ensuite
- Gas Fired Central Heating
- Double Glazing
- Lift Access To All Floors
- Secure Gated Parking Area
- Ideal For Those Downsizing Or For Professional Couple
- Popular & Sought After Residential Location Within Walking Distance Of All Local Amenities On The Main Lisburn Road

SUMMARY

Myrtlefield Manor is a much sought after residential development on the corner of Myrtlefield Park fronting the main Lisburn Road within walking distance of all local amenities within the area, together with transport networks connecting further afield. The property is also within close proximity of Belfast City Centre, Queen's University and several hospitals within the area.

Offering spacious accommodation, the property boasts two double bedrooms, ensuite, family bathroom together with spacious open plan living / dining area with kitchen and range of appliances.

Likely to be of interest to the young professionals or those downsizing within the area. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Lift / stairs to:

FIRST FLOOR

ENTRANCE HALL:

Wood strip floor.

CLOAKROOM:



LIVING / KITCHEN / DINING

AREA:

32' 2" x 11' 8" (9.8m x 3.56m)

In the living / dining area there is an attractive feature fireplace with gas fire. Wood strip floor.

In the kitchen there is a range of high and low level units. 1.5 single drainer sink unit. 4 ring gas hob. Electric oven. Stainless steel extractor. Integrated fridge/freezer, dishwasher, and washing machine. Tiled floor.

BEDROOM (1):

14' 3" x 12' 7" (4.34m x 3.84m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin.

BEDROOM (2):

15' 0" x 12' 7" (4.57m x 3.84m)

BATHROOM:

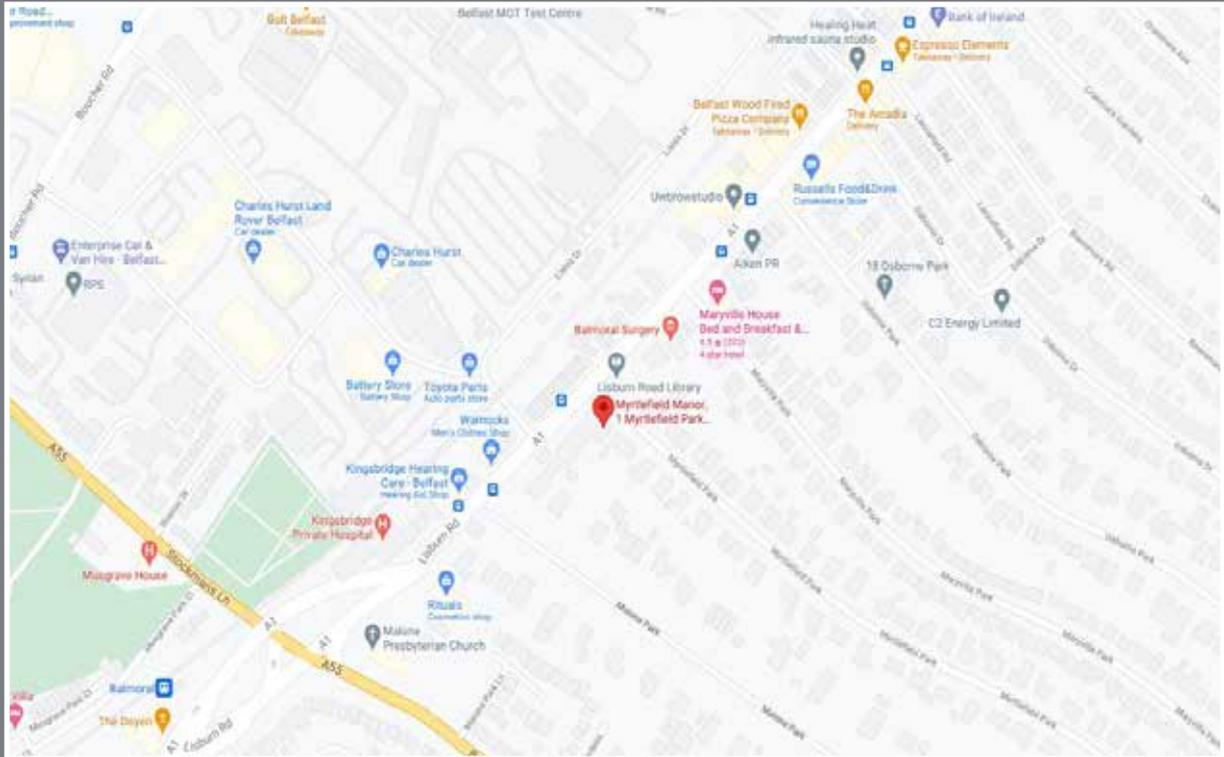
White suite comprising panelled bath with mixer taps. Low flush WC. Pedestal wash hand basin.

OUTSIDE

Gated allocated parking.



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: ML/D/21/SO



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