

simon**BRIEN**
RESIDENTIAL

62 Myrtlefield Park,
Belfast, BT9 6NG



Asking Price £1,100,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Arts and Crafts Family Home
- Beautifully Presented Accommodation extending to 4800 sq ft
- Retaining a host of original period features
- Five Generous Bedrooms Plus Attic Storage Room
- Three Formal Reception Rooms
- Superb Kitchen with Range of Appliances open to Casual Living/Dining Areas
- Utility Room and Pantry
- Three Ensuites, Additional Shower Room and Downstairs Cloakroom
- Dressing Room off Principal Bedroom
- Gas Fired Central Heating
- Double Glazing
- Fitted Alarm System
- Ample Driveway Parking
- Landscaped Gardens to Front and Rear
- Conveniently Located Close to Belfast City Centre and Belfast City Airport
- Within Close Proximity to Belfast City Hospital, Queens University and Many Local Leading Schools
- Walking Distance to Cranmore Park, and the Malone and Lisburn Roads
- Ideally Suited to the Young Professional, Young Family or Upsizer Alike
- Viewing Strictly by Private Appointment



DESCRIPTION

Constructed in 1917 this Edwardian Arts and Crafts style residence represents a superb opportunity to acquire a beautifully presented five bedroom detached family home located on one of the most sought-after tree lined parks in BT9. Retaining a host of original features and an abundance of character the property has also been well maintained by the present vendors.

This superb address offers ease of access for the city commuter and is ideally positioned between the Malone and Lisburn Roads with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

The ground floor of the property provides a gracious entrance hall, three formal reception rooms together with superb open plan kitchen/living/dining areas. In addition there is a downstairs cloakroom, utility room and pantry. The property provides five excellent bedrooms with three ensuites, additional shower room, and an attic room.

Externally the property is located on a large private site with landscaped gardens to the front and rear.

Rarely do properties of this calibre present themselves to the open market. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Hardwood Door to Entrance Porch, original tiled floor, inner door to

ENTRANCE HALL:

22' 3" x 12' 9" (6.78m x 3.89m)

Attractive feature sandstone fireplace, wood strip flooring



DRAWING ROOM:

22' 9" x 20' 1" (6.93m x 6.12m)

Attractive feature sandstone fireplace, cornice ceiling, wood strip flooring



DINING ROOM:
21' 1" x 15' 0" (6.43m x 4.57m)

Attractive feature marble fireplace, wood strip flooring, cornice ceiling, picture rail



STUDY:
17' 9" x 13' 9" (5.41m x 4.19m)

Cornice ceiling, picture rail



KITCHEN/LIVING/DINING:
28' 9" x 21' 0" (8.76m x 6.4m)

Range of High and Low Level units, central island with inset sink, granite worktops, 5 ring gas hob, electric double oven, microwave, integrated dishwasher, recess for American Style fridge freezer, tiled floor



LIVING/DINING AREA:

Oak flooring, gas stove



UTILITY ROOM:

5' 0" x 4' 6" (1.52m x 1.37m)

High and low level units, plumbed washing machine

PANTRY:

11' 0" x 5' 0" (3.35m x 1.52m)



CLOAKROOM:

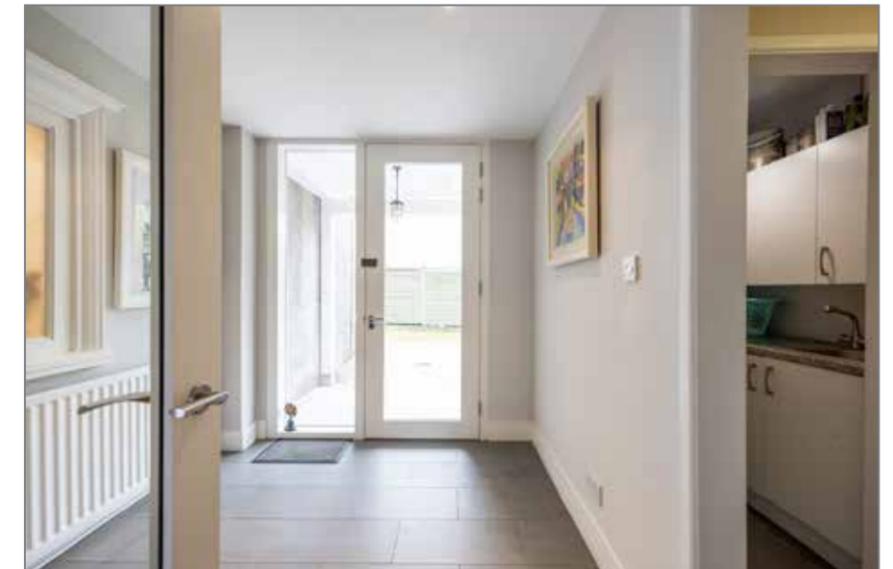
Low flush WC, pedestal wash hand basin



GARDEN STORE:

11' 0" x 8' 7" (3.35m x 2.62m)

Gas boiler



FIRST FLOOR



BEDROOM (1):
15' 5" x 13' 7" (4.7m x 4.14m)



DRESSING ROOM:
15' 5" x 6' 2" (4.7m x 1.88m)



ENSUITE BATHROOM:

Free standing bath, mixer taps, shower enclosure, twin wash hand basin in vanity unit, low flush WC



BEDROOM (2):
20' 0" x 15' 5" (6.1m x 4.7m)



BEDROOM (3):
12' 4" x 11' 8" (3.76m x 3.56m)



ENSUITE BATHROOM:
Fully Tiled Shower Enclosure, low flush WC, wash hand basin in vanity unit



ENSUITE BATHROOM:
Fully Tiled Shower Enclosure, low flush WC, wash hand basin in vanity unit



BEDROOM (4):
15' 5" x 15' 2" (4.7m x 4.62m)



BEDROOM (5):
10' 9" x 7' 9" (3.28m x 2.36m)



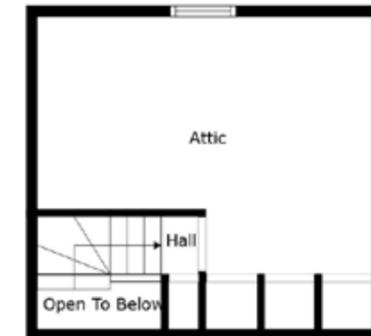
SHOWER ROOM:
Fully Tiled Shower Enclosure, low flush WC, wash hand basin in vanity unit

SECOND FLOOR
BEDROOM (6):
16' 0" x 11' 7" (4.88m x 3.53m)

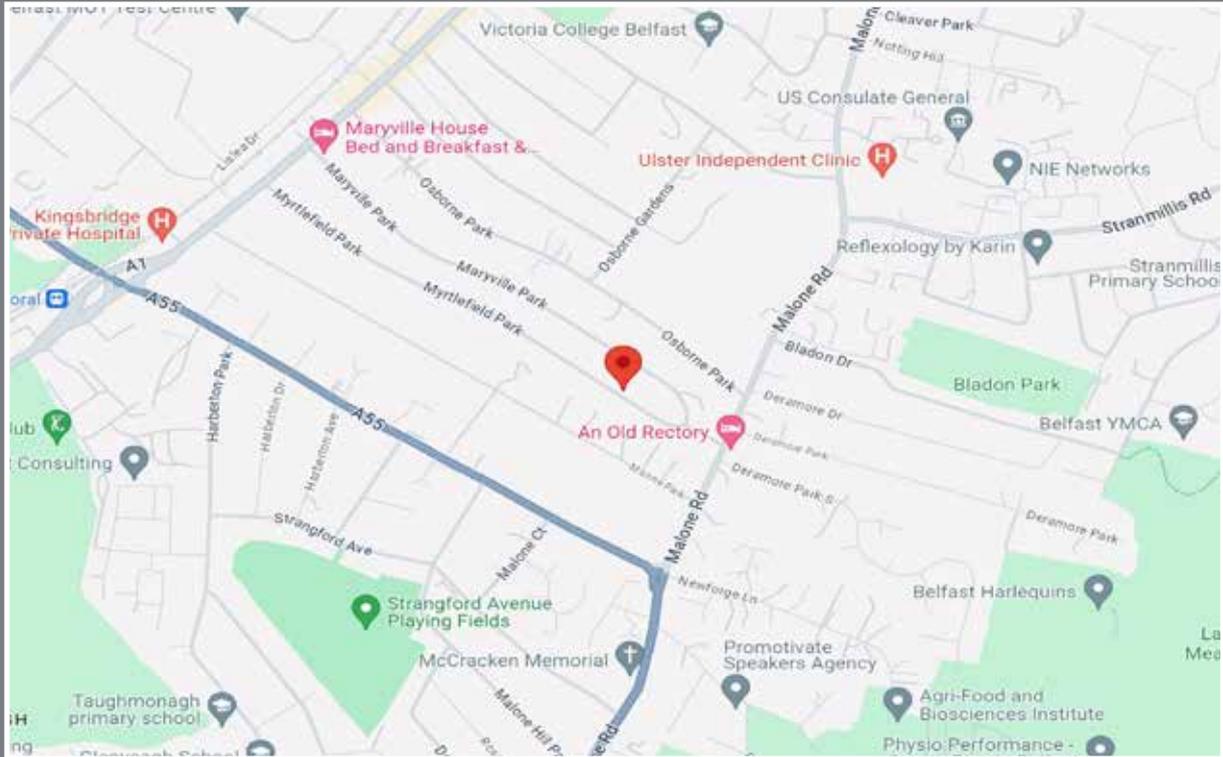


OUTSIDE





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

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REF: ML/D/24/SD



EPC REF: 6600-3785-0522-4304-3443

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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