



16a Myrtlefield Park, Belfast, BT9 6NE

Price Guide £650,000

We are pleased to offer for sale this immaculate semi-detached home located in a popular tree lined park just moments from the Lisburn Road. The spacious accommodation, over three floors, extends to approx. 2220 square feet and is adaptable to suit needs as required. On the ground floor there is an inviting reception hall with custom made dog home under stairs, W.C & cloakroom. The front lounge has a feature fireplace and bay window while the contemporary kitchen is open plan to spacious living / dining space. The first floor has three bedrooms, two with en-suite shower rooms, utility room and luxury family bathroom suite. On the second floor there is the master bedroom with sliding doors opening to dressing room which can also be converted into a further bedroom if desired. Outside there is an easily maintained landscaped garden with artificial grass, electric gates to spacious driveway and detached garage. With the high standard finish throughout, this fine home will appeal to a range of prospective purchasers therefore viewing is recommended.

- Beautifully Presented Three Storey Semi - Detached Home
- Contemporary Kitchen With Wide Range Of Integrated Appliances, Open Plan To Living / Dining
- Master Bedroom With Sliding Doors To Dressing Room / Potential Bedroom Five
- Gas Fired Central Heating / Double Glazed Windows
- Front Garden & Landscaped Garden To Rear In Artificial Lawn
- Bright Lounge With Bay Window & Feature Fireplace
- Cloakroom / W.C, Bespoke Dog Bedding Under Stairs, First Floor Utility Room
- Three First Floor Bedrooms (Two With En-suite Shower Rooms)
- Sliding Electric Gate To Driveway With Side & Rear Parking, Detached Garage
- Located On A Sought After Tree Lined Park Minutes From The Lisburn Road, Leading Schools & Transport Links

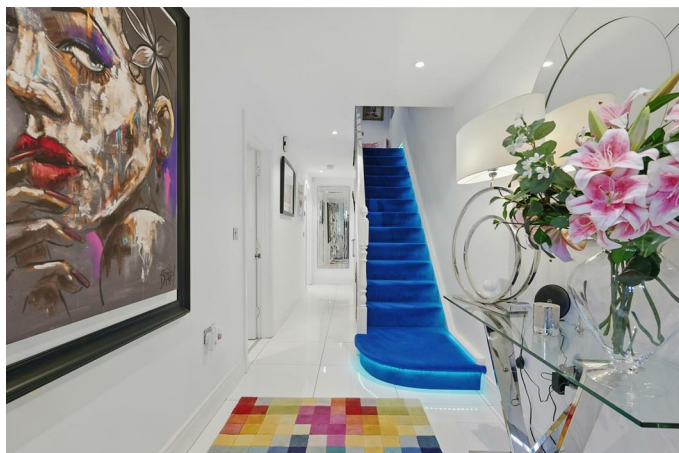
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-49) A		
(41-51) B		
(55-65) C		
(66-77) D		
(78-84) E		
(85-92) F		
(93-100) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Glazed front door with side panels.

RECEPTION HALL



Porcelain tiled floor. Bespoke dog bed under stairs.

**LOUNGE 16'9" x 12'0" into bay (5.11 x 3.66
into bay)**



Attractive carved timber fireplace with granite hearth and inset. White oak flooring.



**KITCHEN / LIVING / DINING 36'3" x 12'11" at
widest points (11.07 x 3.96 at widest points)**



Excellent range of high and low level white gloss units with LED strip lighting below, granite work surfaces, inset sink unit with pull spray chrome tap, wall mounted Bosch double oven, integrated dishwasher, 4 ring induction hob with feature low level extractor. Recess for American style fridge / freezer. Porcelain tiled floor. Inset log effect glass electric fire. Sliding doors to enclosed garden.



CLOAKROOM

Wall hung low flush W.C with dual flush chrome plate, vanity unit with LED light, rectangular bowl basin, bespoke colour change mirror, porcelain tiled floor.

ON THE FIRST FLOOR

BEDROOM TWO 20'2" x 11'1" into bay (6.15 x 3.4 into bay)



White oak flooring.

ENSUITE



Corner cubicle with chrome shower head & drencher, low flush W.C, vanity unit with basin and chrome tap, chrome towel radiator, wall mirror with lighting.

BEDROOM THREE 16'2" x 12'0" (4.93 x 3.66)



Mirrored sliding wardrobes.

ENSUITE

Shower cubicle with chrome shower head & drencher, low flush W.C, pedestal wash hand basin, chrome towel radiator.

BEDROOM FOUR / STUDY 11'8" x 8'9" (3.58 x 2.67)

BATHROOM



Free standing bath with chrome mixer tap, wall hung W.C, wash hand basin with chrome mixer tap, bespoke colour change wall mirror, porcelain tiled floor and part tiled walls.

UTILITY ROOM 8'11" x 6'3" (2.74 x 1.91)

High and low level units, single drainer sink unit, plumbed for washing machine and space for dryer. Porcelain tiled floor.

ON THE SECOND FLOOR

MASTER BEDROOM 14'4" x 11'8" (4.39 x 3.58)



Velux window, sliding doors to dressing room.

DRESSING ROOM / ADDITIONAL BEDROOM 14'0" x 10'0" (4.27 x 3.05)



Excellent range of built in mirrored sliding wardrobes and storage.

SHOWER ROOM



Wet room style shower cubicle with chrome thermostatic shower, wall hung low flush W.C with dual flush chrome plate, vanity

unit with water circle basin and chrome tap, illuminated wall mirror above, fully tiled walls & floor.

OUTSIDE



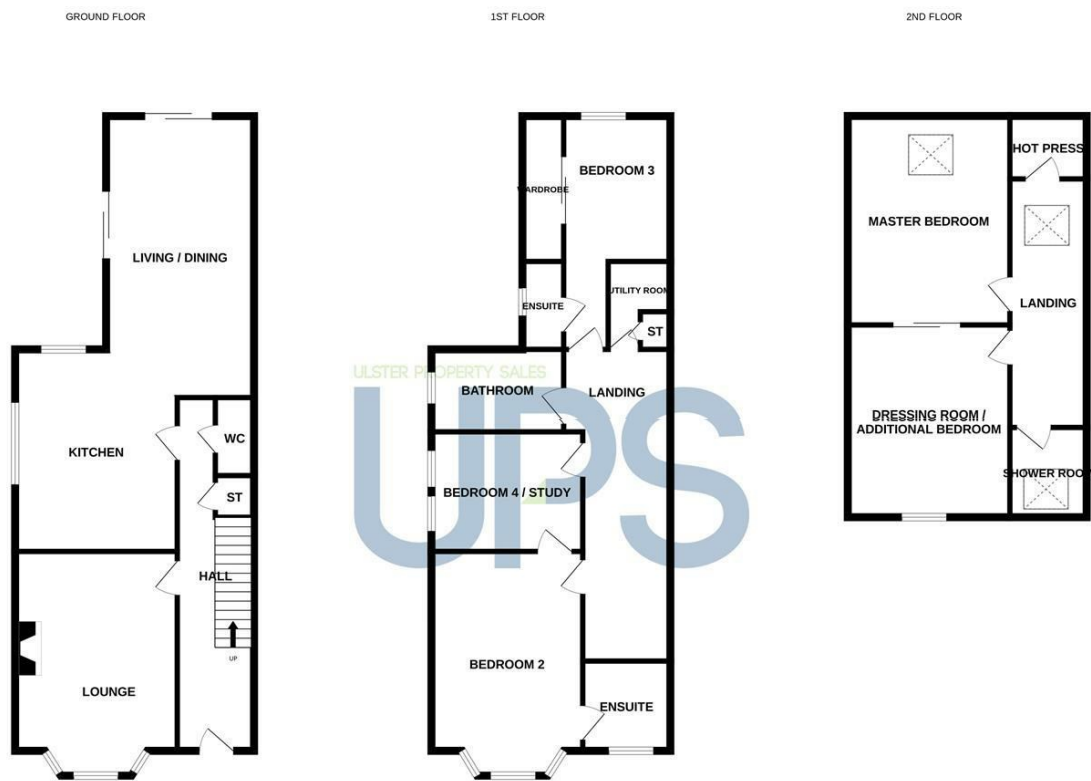
Electric sliding gate, inset post box. Ample side and rear tarmac parking. Landscaped rear garden in artificial lawn.

DETACHED GARAGE 19'7" x 12'2" (5.97 x 3.73)



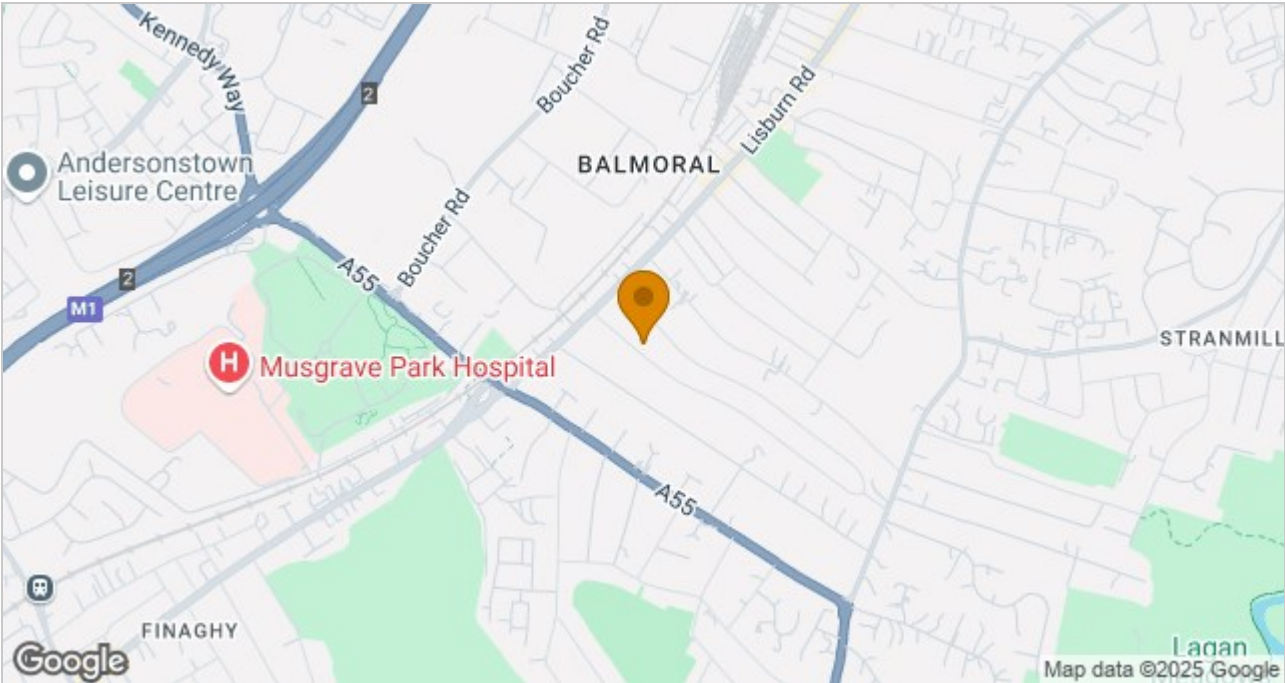
Remote controlled roller door. Light & power.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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