



27 Myrtledene Road, Saintfield Road, Belfast, Co antrim, BT8 6GQ

Asking Price £215,000

Myrtledene Road has consistently been a popular residential location due to its close proximity to main arterial routes, transport links to include the Cairnshill Park & Ride and leading schools both primary and post primary. A short drive takes you to Forestside Shopping Centre and the Ormeau Road, with the array of retail units, cafes, bars, and restaurants.

Internal accommodation comprises spacious lounge to the front, modern fitted kitchen open to dining along the rear and three bedrooms and bathroom suite on the first floor.

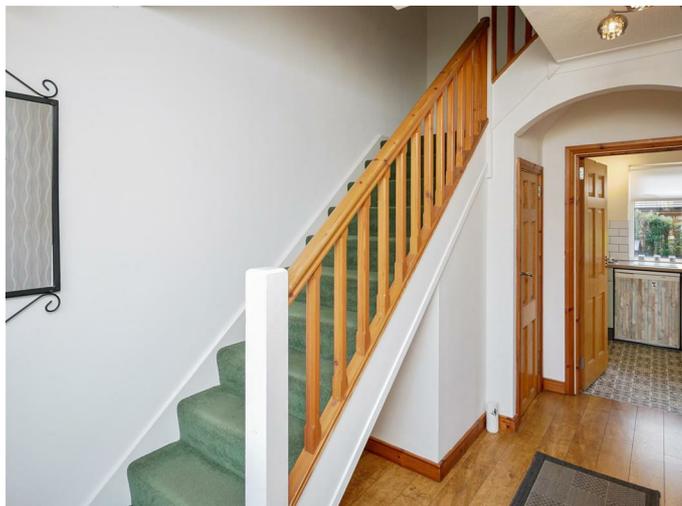
Outside, there is a neat front garden laid in lawn, driveway with ample parking and attached garage. From the kitchen dining access is provided to a patio area overlooking the rear garden that captures the afternoon sun.

An excellent home in a great location.

- Semi Detached Home
- Spacious Lounge To The Font
- White Bathroom Suite First Floor
- Double Glazing
- Attached Garage
- Three Good Size Bedrooms
- Fitted Kitchen Open To Dining Area
- Gas Heating
- Driveway With Parking
- Enclosed Rear Garden With Southerly Aspect

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		67	75
Northern Ireland		EU Directive 2002/91/EC	

Entrance



Pvc glass panelled front door to entrance hall. Laminate flooring. Under-stairs cloaks.

Lounge 15'7 x 11'2 (4.75m x 3.40m)



Fire-place with wooden mantle, tiled inset and hearth. Laminate flooring.



Kitchen / Dining 18'6 x 8'1 (5.64m x 2.46m)



Full range of high and low level units, wood effect work tops, single drainer stainless steel sink unit with mixer taps, part tiled walls. Tongue and groove ceiling. pvc sliding doors to rear patio overlooking garden.





First Floor



Bedroom One 11'8 x 10'4 (3.56m x 3.15m)



Bedroom Two 11'6 x 10'6 (3.51m x 3.20m)



Bedroom Three 8'4 x 7'9 (2.54m x 2.36m)



White Bathroom Suite



White bathroom suite comprising walk in shower cubicle, wash hand basin with mixer taps with storage below, low flush w.c Built in storage. Fully tiled walls.

Landing

Access to the roof space via fold down ladder. Floored for storage.

Outside Front



Front gardens laid in lawns

Driveway with ample parking leading to attached garage

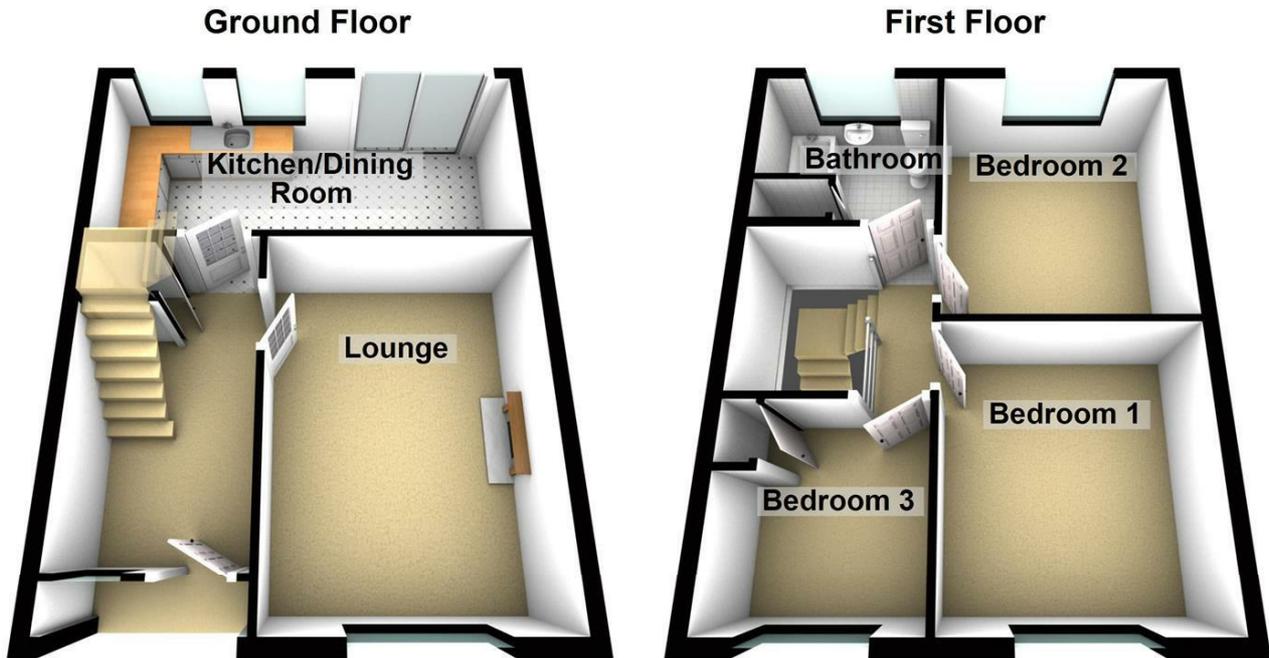
Attached Garage 21'5 x 9'0 (6.53m x 2.74m)

Up and over door. Light and power. Plumbed for washing machine.

Outside Rear

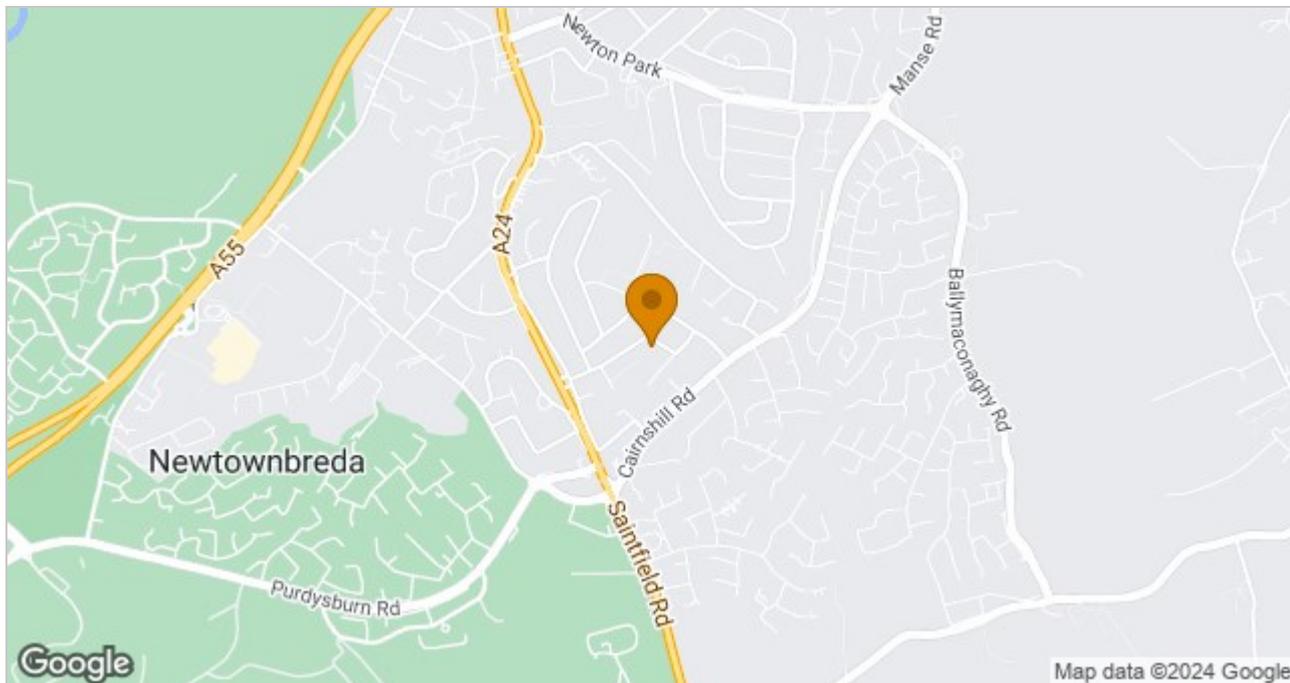
From the kitchen / dining access is provided to a flagged area overlooking the rear garden. Steps down to further patio and garden laid in lawns, bordered by mature hedging and timber fencing.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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