



## 6 Merryfield Drive, Belfast

### Offers In The Region Of £199,950

Unique Opportunity to Acquire a Magnificent Red Brick Semi Detached Villa

Holding a unique cul de sac position just off the Old Cavehill Road this most attractive red brick semi detached villa will have immediate appeal. The spacious extended interior comprises 3 bedrooms, 3 reception rooms, extended fitted kitchen and bathroom in white suite. The dwelling further offers oil fired central heating, downstairs furnished cloakroom, uPvc double glazed windows, extended entrance porch, pvc fascia and eaves and benefits from extensive use of wood laminate and ceramic floor coverings. An attached garage and extensive gardens front, side and rear with southerly aspect and patio areas combines with a most convenient location with leading schools, public transport, parks and excellent shopping all within walking distance making immediate viewing highly recommended.



**Enclosed Entrance Porch**

**Entrance Hall**

Wood laminate floor, panelled radiator, under stairs cloaks.



**Lounge 4.43 x 3.81 (14'6" x 12'6")**

Into bay, attractive hardwood fireplace, tiled inset, double panelled radiator, cornice ceiling.



**Living Room 4.44 x 3.94 (14'7" x 12'11")**

Into bay, brick fireplace, Parkray room heater, built-in shelving, panelled radiator, double glazed sliding patio doors.



**Dining Room 2.37 x 2.01 (7'9" x 6'7")**

Double panelled radiator, ceramic tiled floor.



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.