



36 Myrtlefield Park, Belfast, BT9 6NF

Price Guide £995,950

Designed in 1919 by Eager, King and King, this elegant detached home enjoys a prime location in South Belfast. Offering generous and versatile living space, it is ideally suited to a growing family, further enhanced by its close proximity to a range of leading schools. The property retains a wealth of original features throughout, including ornate fireplaces and beautifully preserved flooring and ceilings, all of which add to its character and charm. The ground floor comprises a welcoming reception hall leading to a living room, dining room, sitting room, kitchen with dining area, pantry, utility room, and WC. On the first floor, there is a spacious principal bedroom with en-suite shower room, three additional bedrooms, and a family bathroom. The top floor offers two further bedrooms and an additional bathroom. A notable feature of the property is the self-contained annex, currently used as a bedroom with en-suite facilities, which could easily be adapted to suit a variety of needs. Externally, the property benefits from a private, enclosed garden laid in lawn and bordered by mature shrubs and trees. To the front, there is a driveway providing off-street parking, along with a garage. Properties of this calibre, combining such character, space, and a prestigious setting, rarely come to market. Early viewing is highly recommended.

- Beautiful Detached Home In A Most Sought After Residential Location
- Retaining Many Original Features Enhancing Character and Charm
- Private Enclosed Garden In Lawn With Mature Planting
- Six Generous Bedrooms, Master With En-Suite Shower Room
- Living Room, Dining Room & Sitting Room With Wood Burning Stove
- Spacious And Versatile Accommodation, Ideal For Modern Family Living
- Self Contained Annex, Suitable For A Range Of Uses Such As Guest Accommodation or Home Office
- Driveway Providing Off Street Parking And A Detached Garage
- Two Family Bathroom Suites & Ground Floor W.C
- Kitchen With Living / Dining Space, Pantry & Utility

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			
Northern Ireland		61	34

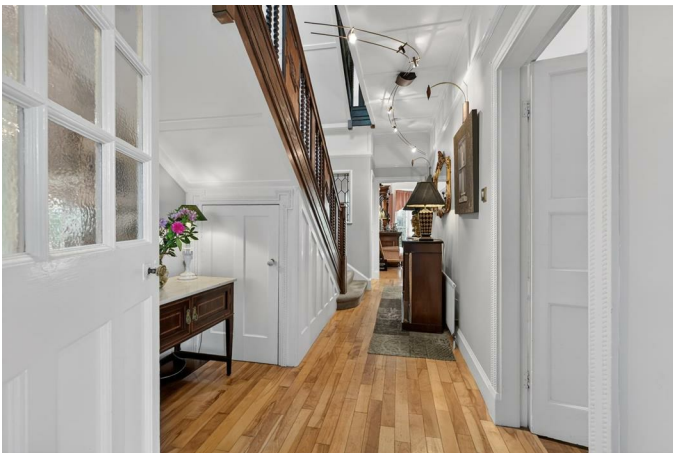
EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE PORCH**



Bright and welcoming entrance with partially glazed hard wood front door, tiled flooring.

RECEPTION HALL



Solid wood flooring.

CLOAKS / W.C



Low flush W.C, pedestal wash hand basin, part tiled walls, tiled flooring.

LIVING ROOM 19'8" x 18'4" (6.01 x 5.60)



Solid wood flooring, bay window, open fire with wood surround, picture rail.

DINING ROOM 21'5" x 16'1" (6.54 x 4.92)



Solid wood flooring, open fire with wood surround. Side bay and door to enclosed garden.

SITTING ROOM 15'10" x 14'5" (4.84 x 4.41)



Solid wood flooring, wood burning stove with tiled hearth.

KITCHEN / DINING 16'9" x 16'4" (5.12 x 5.00)



Range of high and low level units, 1.5 stainless steel sink unit with mixer tap, oven, plumbed for dishwasher, integrated fridge, Aga.



PANTRY 5'10" x 5'2" (1.78 x 1.58)
Shelving.

UTILITY 9'4" x 9'4" (2.85 x 2.85)



Plumbed for washing machine, Belfast sink with mixer tap.

BEDROOM 16'5" x 12'11" (5.02 x 3.96)



ENSUITE SHOWER ROOM



Contemporary suite comprising low flush W.C, wash hand basin, enclosed shower, fully tiled walls, tiled flooring, chrome wall mounted radiator.

ON THE FIRST FLOOR



Leaded glass window.

MASTER BEDROOM 15'4" x 14'0" (4.68 x 4.29)



ENSUITE SHOWER ROOM



Wash hand basin surrounded by excellent storage, low flush W.C, enclosed shower.

BEDROOM TWO 17'6" x 16'1" (5.35 x 4.92)



Solid wood flooring. Sliding robe.

BEDROOM THREE 14'5" x 10'9" (4.41 x 3.29)

Storage room off with linen cupboard.

BEDROOM FOUR 10'9" x 10'2" (3.29 x 3.12)



Excellent range of built in robes & cupboards.

BATHROOM



Low flush W.C, bidet, pedestal wash hand basin, bath, enclosed shower, part tiled walls, ceramic tiled floor, linen cupboard.

ON THE SECOND FLOOR

Stained glass window.

BEDROOM FIVE 15'4" x 15'0" (4.69 x 4.59)



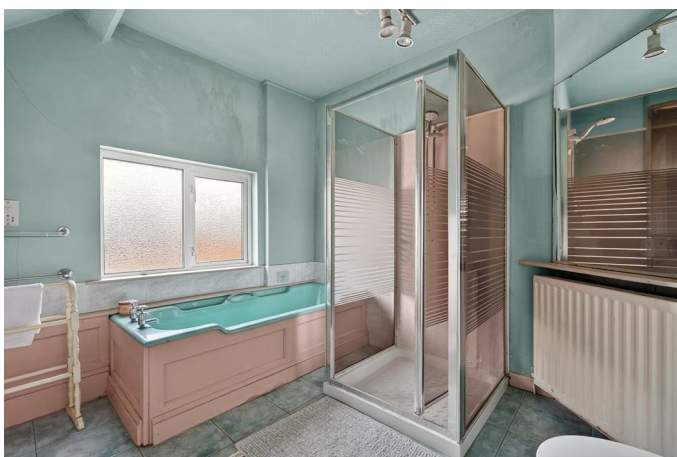
Built in robe.

BEDROOM SIX 17'6" x 13'10" (5.35 x 4.24)



Built in robes & cupboards.

BATHROOM



Comprising low flush W.C, wash hand basin, panel bath, enclosed shower.

OUTSIDE



Enclosed garden in lawn. Driveway to front providing ample off street parking.



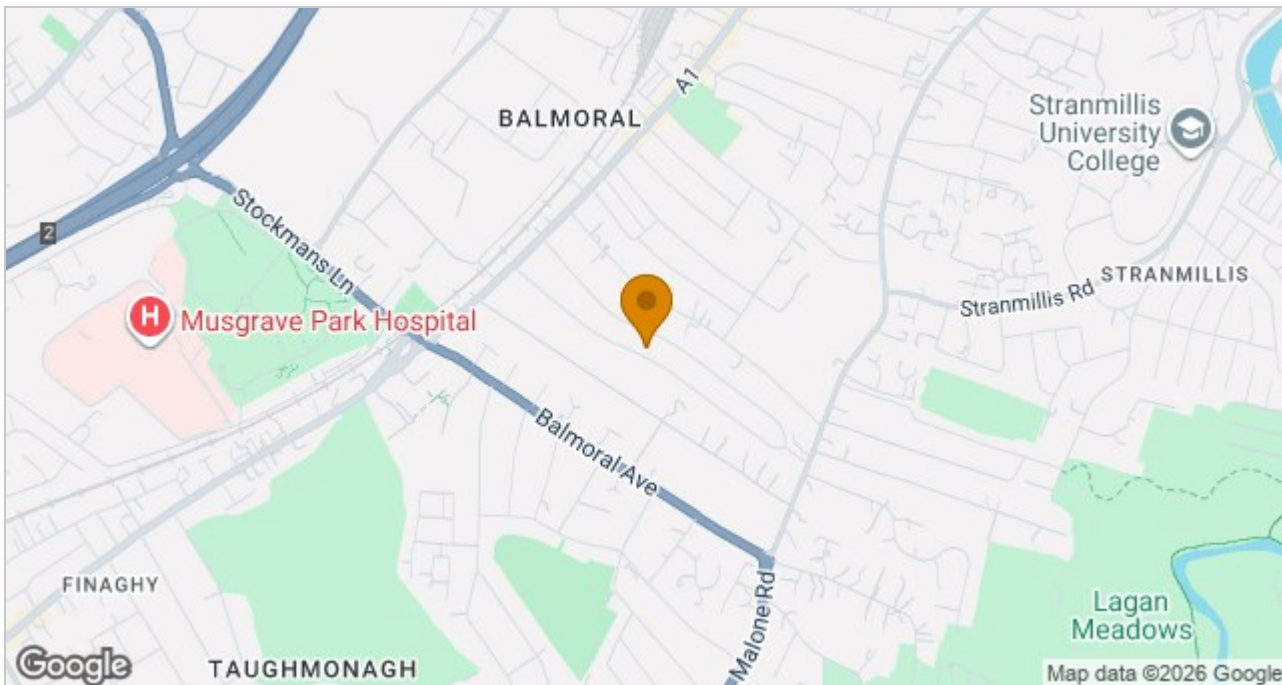
GARAGE 19'8" x 13'0" (6.01 x 3.97)

Floor Plan



Sizes And Dimensions Are Approximate. Actual May Vary.

Area Map



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