



57 Myrtlefield Park, Belfast, BT9 6NG

Price Guide £725,000

A beautifully presented south-facing red brick semi-detached residence, ideally positioned on the prestigious Myrtlefield Park, between the sought-after Lisburn Road and Malone Road. Offering generous and versatile accommodation throughout, this impressive home combines timeless character with excellent family living space in one of South Belfast's most desirable residential locations.

Internally, the property boasts five well-proportioned bedrooms together with a superb selection of reception accommodation including a beautiful lounge open plan to study / snug, separate living room leading to dining room and kitchen, ideal for modern family life.

Externally, the property benefits from a desirable south-facing aspect. Situated within walking distance of an excellent range of amenities, leading schools, cafés, restaurants and transport links, this exceptional home offers convenience and lifestyle in equal measure.

A rare opportunity to acquire a substantial family home in an outstanding residential setting.

- **Attractive South Facing Semi - Detached Home** • **Spacious & Versatile Family Accommodation**
- **Five Generous Bedrooms (Master With Dressing Room)** • **Four Reception Rooms & Modern Kitchen**
- **Family Bathroom Suite, W.C & First Floor Utility Room** • **Beautifully Landscaped South Facing Garden With Lawn & Paved Patio Area**
- **Gas Fired Central Heating / Double Glazing** • **Within Walking Distance To The Shops, Cafes & Restaurants Off The Lisburn Road Along With Leading Primary & Post Primary Schools**

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		55

Not energy efficient - higher running costs

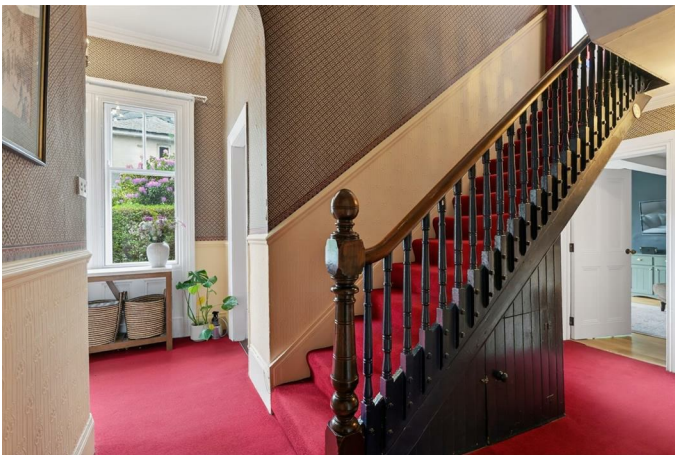
Northern Ireland EU Directive 2002/91/EC

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



Hardwood front door. Tiled flooring. Stained glass inner door.

RECEPTION HALL



Storage under stairs. Cloakroom.

LOUNGE 17'4" x 17'0" (5.3 x 5.2)



Bay window. Feature fireplace. Solid wood flooring. Open aspect.

STUDY 12'1" x 10'5" (3.7 x 3.2)



Stained glass window. Solid wood flooring. Built in shelving and cupboards.

LIVING ROOM 20'8" x 14'9" (6.3 x 4.5)



DINING ROOM 20'8" x 9'10" (6.3 x 3.0)



Sliding patio doors to rear garden. Tiled flooring.

KITCHEN 10'2" x 10'2" (3.1 x 3.1)



Range of high and low level units, integrated dishwasher, stainless steel extractor fan, 1.5 sink unit with drainer and mixer tap, part tiled walls, tiled flooring.

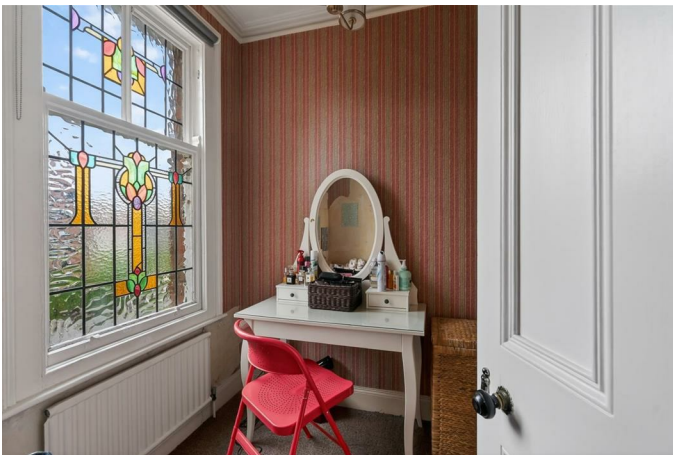
ON THE FIRST FLOOR

BEDROOM ONE 17'8" x 17'8" (5.4 x 5.4)



Cast iron fireplace. Shelving. Built in robes, built in shelving, cupboards.

DRESSING ROOM 6'2" x 6'2" (1.9 x 1.9)



Stained glass window.

BEDROOM TWO 12'1" x 11'1" (3.7 x 3.4)



BATHROOM



White suite comprising free standing roll top bath, pedestal wash hand basin, part tiled walls, tiled flooring. Wall lights. Access to utility room.

UTILITY ROOM 9'10" x 8'2" (3.0 x 2.5)



Plumbed for washing machine & tumble dryer. Range of high and low level units. Linen cupboard.

W.C

Low flush W.C.

ON THE SECOND FLOOR

BEDROOM THREE 15'8" x 14'5" (4.8 x 4.4)



BEDROOM FOUR 12'1" x 11'1" (3.7 x 3.4)



BEDROOM FIVE 16'0" x 9'6" (4.9 x 2.9)



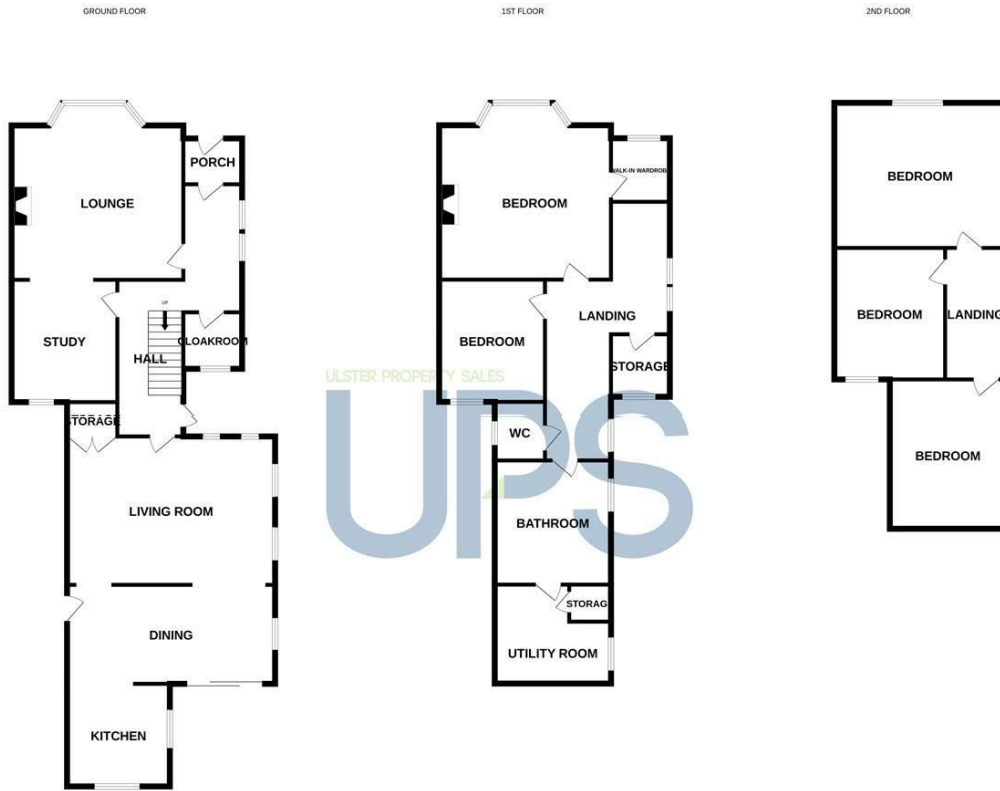
OUTSIDE



Enclosed south facing landscaped garden to side & rear. Lawn & paved patio area. Driveway to front providing off street parking.

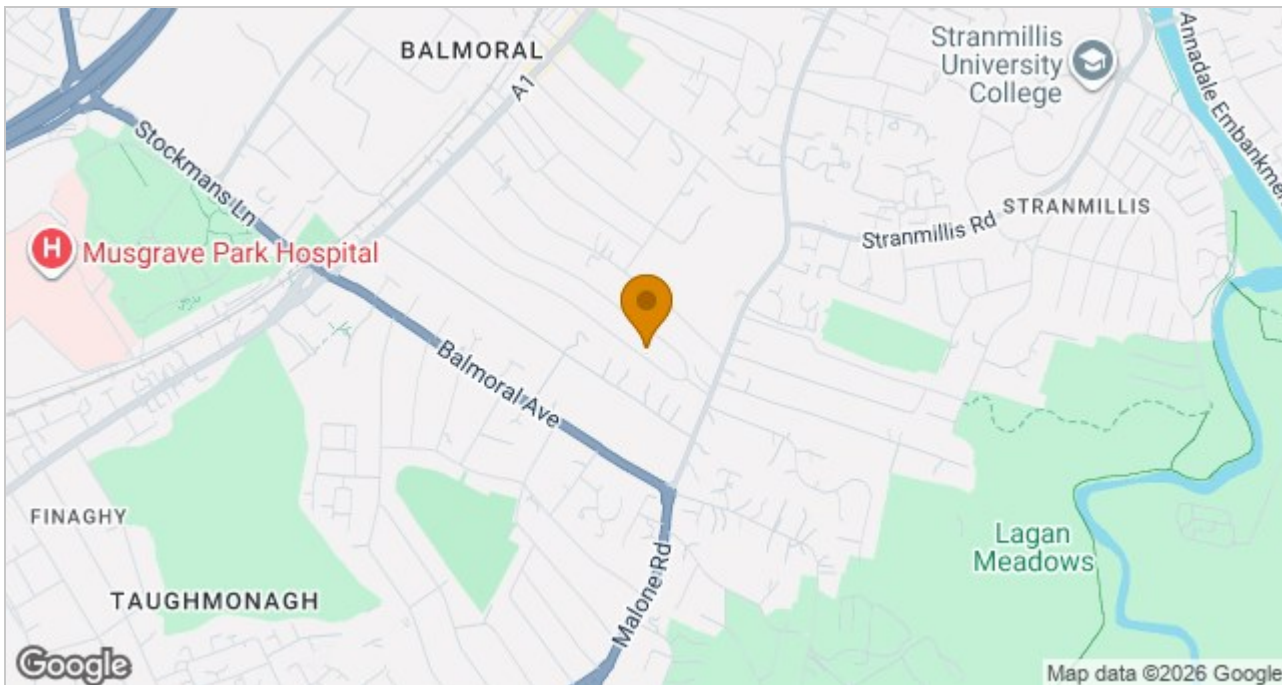


Floor Plan



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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