



4 Myrtledene Road, Saintfield Road, Belfast, BT8 6GQ

Asking Price £285,000

Situated just off the Saintfield Road, Myrtledene Road is traditionally a popular location, with its close proximity to the Cairnshill Park and Ride, main arterial routes and leading school both primary and post primary.

This particular home offers well proportioned accommodation comprising three good sized bedrooms, the principle bedroom has direct access to a w/c and sink unit, spacious lounge, modern fitted kitchen with casual dining area and a contemporary white bathroom suite.

In addition the property benefits from a gas heating system, double glazing, large tarmac driveway with ample parking leading to the attached garage an enclosed rear garden and patio area.

A fantastic home, suitable for first time buyers, young families and those hoping to downsize.

- Detached Bungalow
- Three Bedrooms - One with W/C & Sink Unit
- Modern Fitted Kitchen / Dining
- Spacious Lounge
- Contemporary Bathroom Suite
- Gas Heating
- Double Glazed
- Tarmac Driveway With Ample Parking
- Attached Garage
- Enclosed Rear Gardens & Patio

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 EU Directive 2002/91/EC



The Accommodation Comprises



Pvc glass panelled front door with glazed side panels to entrance hall. Tiled flooring. Built-in storage.

Lounge 18'5 x 11'6 (5.61m x 3.51m)



Granite fireplace with surround. Wood strip flooring.



Fitted Kitchen / Dining 15'5 x 11'4 (4.70m x 3.45m)



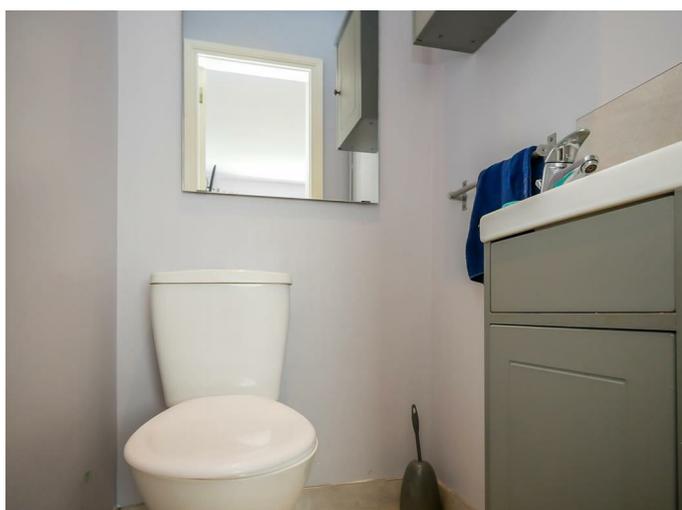
Full range of high and low level units, marble effect work tops, built in hob, double oven, overhead extractor fan, Tiled flooring. Spot-lights.



Bedroom One 13'4 x 9'0 (4.06m x 2.74m)



Laminate flooring.
Access to sink unit. Low flush w.c



Bedroom Two 12'2 x 8'3 (3.71m x 2.51m)



Laminate flooring.

Bedroom Three 10'10 x 9'2 (3.30m x 2.79m)



White Bathroom Suite



Comprising panelled bath with shower unit above, wash hand basin with mixer taps and storage below, part tiled walls, tiled floor, heated chrome towel rail.

Inner Hallway

Outside Front

Front garden laid in lawn. Tarmac driveway with ample parking leading to an attached garage.

Attached Garage

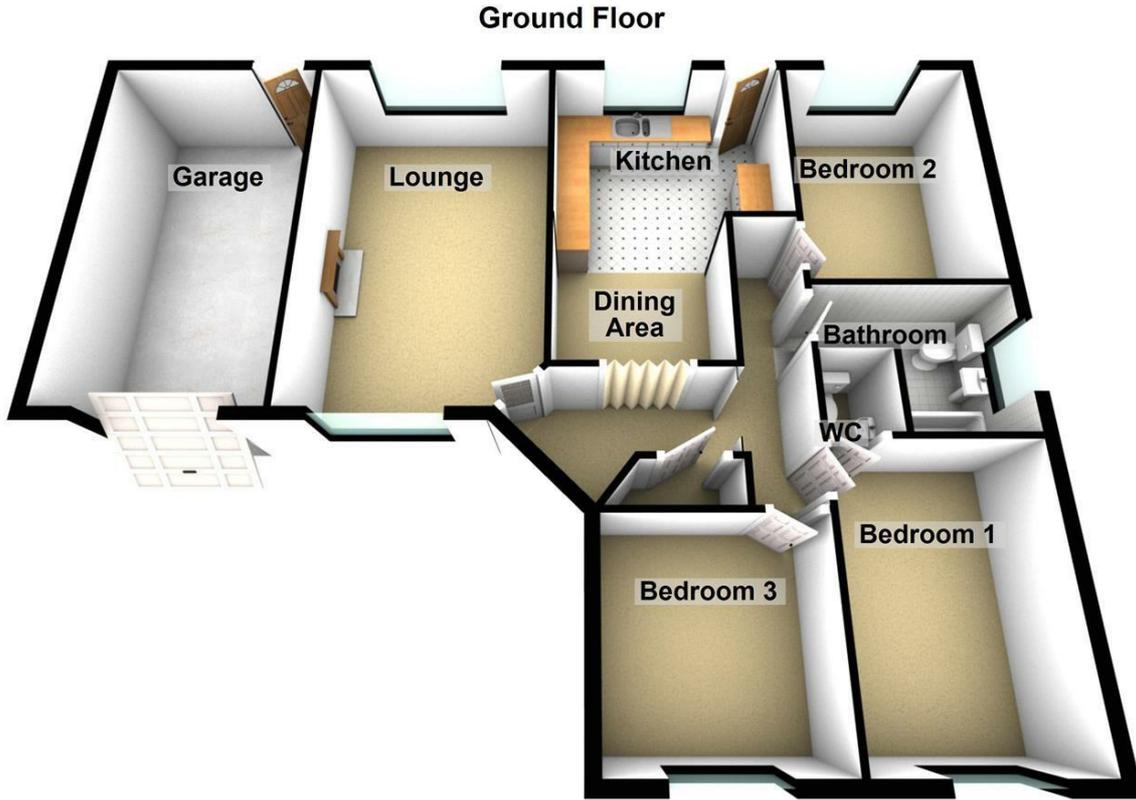
Up and over door.

Outside Rear

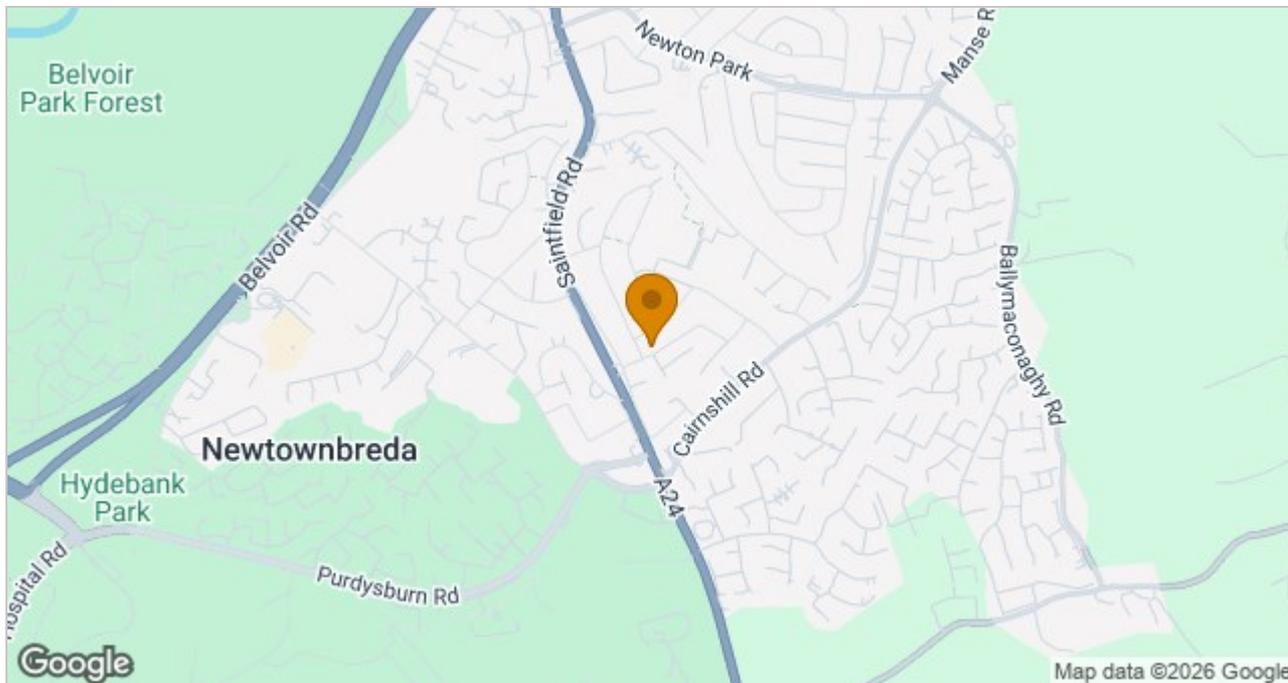


Enclosed flagged patio area to rear. Garden laid lawn.

Floor Plan



Area Map



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