



22 MYRTLEFIELD PARK

BELFAST BT9 6NE

Offers Over

£850,000



DETACHED

| 5  | 2  | 3 

Positioned on a generous and mature site in one of South Belfast's most desirable locations, this impressive five-bedroom detached period residence comes on the market for the first time in approximately 70 years and offers a rare opportunity to acquire a home of character, scale, and potential. Ideally situated between the Malone Road and Lisburn Road, the property enjoys easy access to leading schools, boutique shops, cafés, and excellent transport links.



KEY FEATURES

- Substantial Five-Bedroom Detached Period Residence Positioned Between Malone Road and Lisburn Road in South Belfast
- Elegant Entrance Hallway Leading to Generously Proportioned Reception Rooms Full of Original Period Features
- Three Bright and Spacious Reception Rooms Offering Flexible Living and Entertaining Spaces
- Traditional Butler's Pantry Providing Characterful Storage and Connection Between Kitchen and Dining Areas
- Fitted Kitchen with Scope for Modernisation and Integration into a Contemporary Open-Plan Layout
- Ground Floor Cloakroom with Separate WC And Access to Storage Room Offering Practical Day-To-Day Functionality
- Large First-Floor Landing Providing a Sense of Space and Access to All Principal Bedrooms and Bathrooms
- Five Well-Proportioned Bedrooms, Ideal for Family Living or Conversion to Home Office or Dressing Room
- Two Bathrooms on First Floor, One with Separate WC For Added Convenience
- Original Sliding Sash Windows, Stained Glass Feature Windows and Oil Heating
- Stunning Mature Gardens with a Rich Variety of Plants, Trees, And Shrubs Providing Privacy and Tranquility
- Rear Patio Area with Store Houses, Driveway Parking, And Pathways Surrounding the Property Enhancing Accessibility and Outdoor Enjoyment



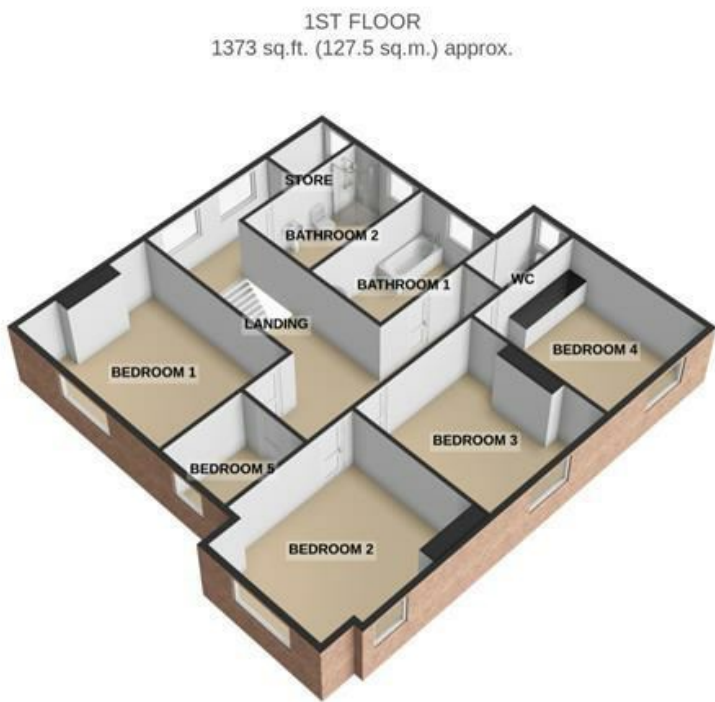
ROOM DETAILS

ENTRANCE	Drawing Room: 18'11" x 14'0"	Stairs to First Floor Return:	Bedroom Four: 14'0" x 12'2"
Open Porch:	Butler's Pantry 9'5" x 7'5"	FIRST FLOOR	Bedroom Five: 8'3" x 7'1"
Entrance Porch:	Dining Room: 16'5" x 12'10"	Bathroom:	Second Bathroom:
GROUND FLOOR	Kitchen/Diner: 13'1" x 11'0"	Storage Room:	Separate WC:
Entrance Hall:	Utility/Boiler Room: 13'3" x 9'5"	First Floor Landing:	OUTSIDE
Downstairs	Rear Hall:	Bedroom One: 17'1" x 13'3"	Detached Garage:
Cloakroom:	Utility/Laundry Room:	Bedroom Two: 16'0" x 14'0"	Gardens/Outside Stores:
Separate WC:		Bedroom Three: 14'0" x 12'0"	
Separate Walk-In Storage Room:			
Front Lounge: 17'1" x 13'0"			

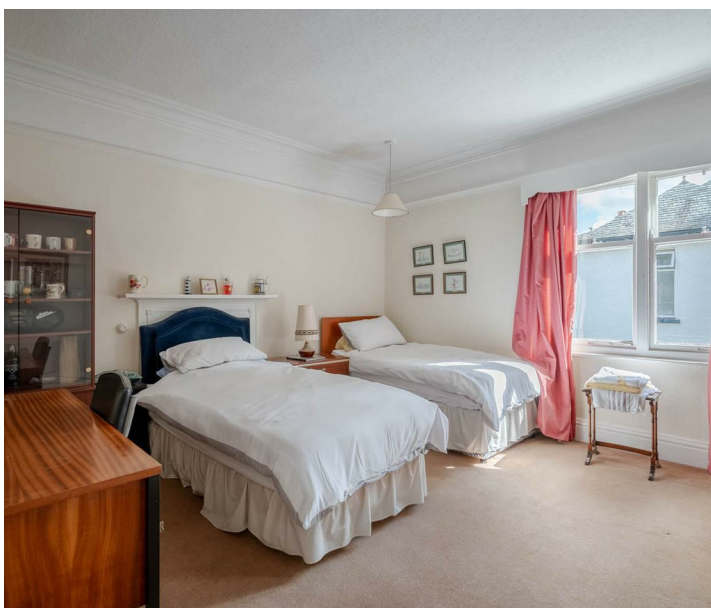




FLOOR PLANS



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Travelling along the Malone Road from Malone Roundabout, go through the lights at Balmoral Avenue and Myrtlefield Park is 2nd road on your left after Malone Park. Drive down and as the road forks, follow it round to the left. No 22 is located on the right hand side.



THE LOCAL AREA

South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
		75
	9	
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk JOHNMINNIS.CO.UK     



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