



## 2 Merryfield Drive , Belfast, BT15 5GW

**Offers Around £375,000**

Handsome Extended Period Semi Detached Residence Holding A Quite Cul De Sac Position Just Off The North Circular Road.

A stunning period extended semi detached residence holding a prime cul-de sac position within this highly regarded and much admired residential location. Surrounded by leading schools, excellent local shopping, Cavehill Tennis Club with public transport giving easy access to the City Centre. The beautifully maintained and presented interior comprises 5 bedrooms, 2+ reception rooms, including living dining with open plan layout to modern fitted kitchen to include built-in high level oven with gas hob and luxury white family bathroom suite. The present owners have future proofed the property with the addition of a ground floor bedroom with en-suite shower room. The dwelling further offers uPvc double glazed windows, gas central heating and has benefited from comprehensive improvements works to include reroofing but yet retains much period detail. Delightful private landscaped gardens with extensive brick paving plus ample off street carparking creates a superb safe space for the growing family in what has to be the most convenient but secluded locations to come to the open market.

Internal inspection as must.

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 2 Merryfield Drive

## , Belfast, BT15 5GW



- Handsome Extended Semi Detached Residence
- Feature Open Plan Living ,Dining, Kitchen
- Upvc Double Glazed Windows
- Quite Cul- De Sac Position
- 5 Bedrooms 2 Plus Reception Rooms
- Luxury White Family Bathroom Suite
- Recent Roofing Improvements
- Future Proofed G/F Bedroom En-suite
- Gas Central Heating
- Private Enclosed Rear Gardens Southerly Aspect

### Open Entrance Porch

#### Entrance Hall

Hardwood glazed entrance door, ceramic tiled floor, panelled radiator, understairs storage with landline phone socket, cornice ceiling, picture rail.

#### Lounge into Bay

14'3" x 12'8" (4.35 x 3.87)

Antique hardwood fireplace with tiled inset, wood laminate floor, double panelled radiator, built-in matching twin bookcases, cornice ceiling.

#### Living Room

18'7" x 12'0" (5.68 x 3.68)

Parquet floor, double panelled radiator, built-in glazed antique book shelving with cupboard below, cornice ceiling.

#### Open Plan Kitchen

16'6" x 14'4" (5.03 x 4.37)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units with peninsula, formica worktops, built-in high level pyrolytic oven/grill, 4 ring gas hob, stainless steel canopy extractor fan and splashback, integrated microwave, fridge/freezer space, plumbed for washing machine, integrated dishwasher, ceramic tiled floor, feature radiator, vaulted ceiling with recessed lighting, five double sockets, two remote controlled velux rooflights.

### Dining Area

Parquet floor, recessed lighting, floor to ceiling sliding patio doors and picture windows.

#### Extended Bedroom

16'5" x 13'1" (5.01 x 4.01)

Built-in mirrored slider robes, built-in storage, parquet floor, panelled radiator, double panelled radiator, recessed lighting, floor to ceiling windows, tv aerial point, uPvc rear door.

#### En-Suite Shower Room

Modern white suite comprising walk-in shower, thermostatically controlled drench shower and shower attachment, vanity unit, low flush wc, featured radiator, three quarter tiled walls, ceramic tiled floor, recessed lighting, extractor fan.

#### First Floor

Landing, cornice ceiling.

#### Bathroom

Luxury white bathroom suite comprising panelled bath, shower screen, thermostatically controlled shower unit, telephone hand shower, vanity unit, low flush wc, featured radiator, ceramic tiled and pvc panelled walls, ceramic tiled floor, built-in storage, pvc ceiling, recessed lighting.

#### Bedroom

12'4" x 12'2" (3.77 x 3.71)

Double panelled radiator, cornice ceiling.

### Bedroom into Bay

14'3" x 11'1" (4.35 x 3.38)

Antique fireplace, double panelled radiator, cornice ceiling, landline telephone socket.

#### Bedroom

8'4" x 6'11" (2.56 x 2.11)

Panelled radiator, fixed cupboard, built-in shelving.

#### Second Floor

Landing, velux rooflight, under eave storage.

#### Bedroom

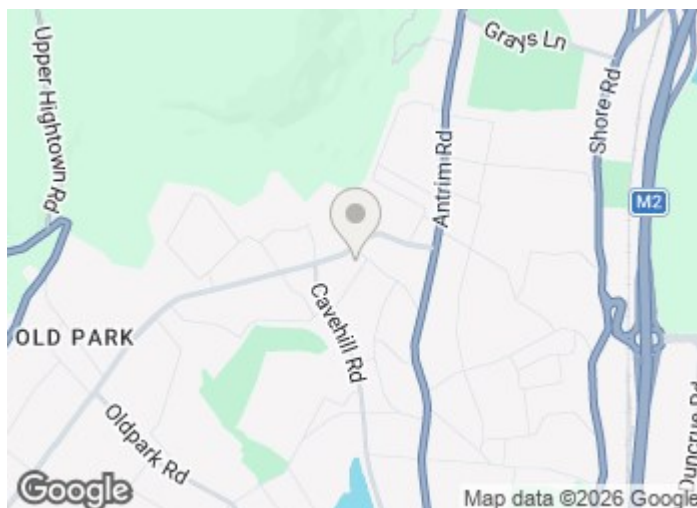
12'2" x 10'6" (3.73 x 3.21)

Velux rooflight, under eaves storage, landline telephone socket, panoramic views towards Belfast.

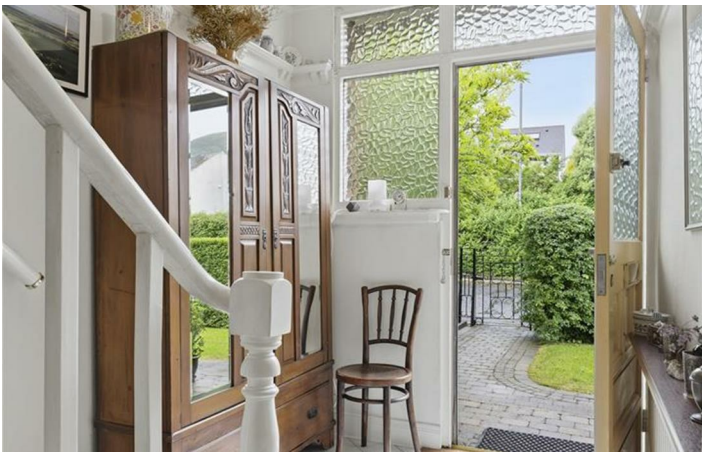
#### Outside

Mature gardens with southerly aspect front, side and rear in lawns shrubs and flower beds. Extensive brick paving in paths and patio areas. outside light, tap and double power socket. Wooden shed and plastic storage shed.

Driveway in brick paving with ample carparking.



## Directions



# Floor Plan

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