



29 Myrtlefield Park,  
BELFAST,  
BT9 6NF

Offers Over  
£1,325,000

Viewing by  
appointment with  
& through agent  
028 90 663030





Nestled away in the heart of South Belfast on the highly desirable and leafy Myrtlefield Park, this substantial fully reburbished detached Arts and Crafts residence blends historic charm with modern luxury. Designed and constructed by award winning architect (as Grand Designs) Thomas O'Hare TOHA.

On its doorstep is a wealth of amenities, including leading schools, restaurants, independent shops and Day spa's.

The heart of the home is an exceptional open plan living, bespoke kitchen and dining

space, thoughtfully designed for both everyday living and stylish entertaining. Also of particular note is the principal suite, which offers a unique minstrel gallery, luxury ensuite, dressing room and separate dressing area.

Externally the property is complemented by electric gates leading to a generous parking area and garage. To the rear and side there are mature gardens in lawn with seating areas.



- Stunning fully restored and extended Arts and Crafts residence extending to 3800 sq ft
  - Located in the heart of South Belfast in the highly desirable tree lined Park
  - Impressive entertainment layout with large L shaped living, kitchen, dining area
    - Bespoke handbuilt kitchen with range of built in appliances and wine cabinet
  - Centre island with Walnut breakfast bar, black Dekton worktop sink with Quooker tap
    - Study with feature fireplace, leading to...
      - Pantry with glass display cabinets and separate utility area
    - Family room with feature vaulted ceiling and access to rear garden
  - Unique principal suite with ensuite, walk in robe, dressing area and mezzanine level
    - Four further double bedrooms
      - Family bathroom with separate walk in shower area
        - Two further ground floor WC's
    - Attached garage with bespoke wooden double doors and upper storage area
  - Gas central heating with underfloor heating and insulation throughout the ground floor
  - New natural slate roof and stylish new hardwood and leaded double glazed windows
    - Electric gated entrance to generous driveway parking area
    - Side and rear gardens in lawn with seating areas and mature trees
- Within a few minutes walk of the bustling Lisburn Road and its array of boutiques and restaurant
  - Virtual furniture photos for illustrative purposes only

Telephone 028 9066 3030

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The Property Comprises:

## Ground Floor

Glazed front door to:

ENTRANCE HALL: Rustic tiled floor, cornice ceiling, ceiling rose, feature wood panelling. Under stairs storage cupboard.



DOWNSTAIRS W.C.: White suite comprising vanity sink unit, low flush wc, tiled floor.

LOUNGE: 17' 5" x 14' 7" (5.31m x 4.44m) (into bay). Parquet style laminate wood effect floor with tiled trim. Original fire surround with reclaimed cast iron inset and slate hearth, cornice ceiling, ceiling rose.



Open plan to:

FAMILY AREA: 12' 6" x 11' 7" (3.81m x 3.53m) Feature fireplace with cast iron inset and slate hearth, tiled floor, cornice ceiling, ceiling rose.



Open to:

KITCHEN/LIVING/DINING: 35' 02" x 29' 8" (10.72m x 9.04m) (L-Shaped and at widest points).

Dining area with feature lighting, parquet style laminate wood effect floor, patio door to rear garden. Contemporary kitchen with range of high and low level units, full height integrated Liebherr fridge and freezer, wine cabinet with integrated wine and glass rack and wine fridge, triple eye level Neff ovens with two warming drawers, electric hob with Bora down draft extractor fan and warming plate. Dekton Sink with Quooker tap, feature Walnut breakfast bar area with Dekton worktop, glass shelving area. Ceramic tiled floor, open to:

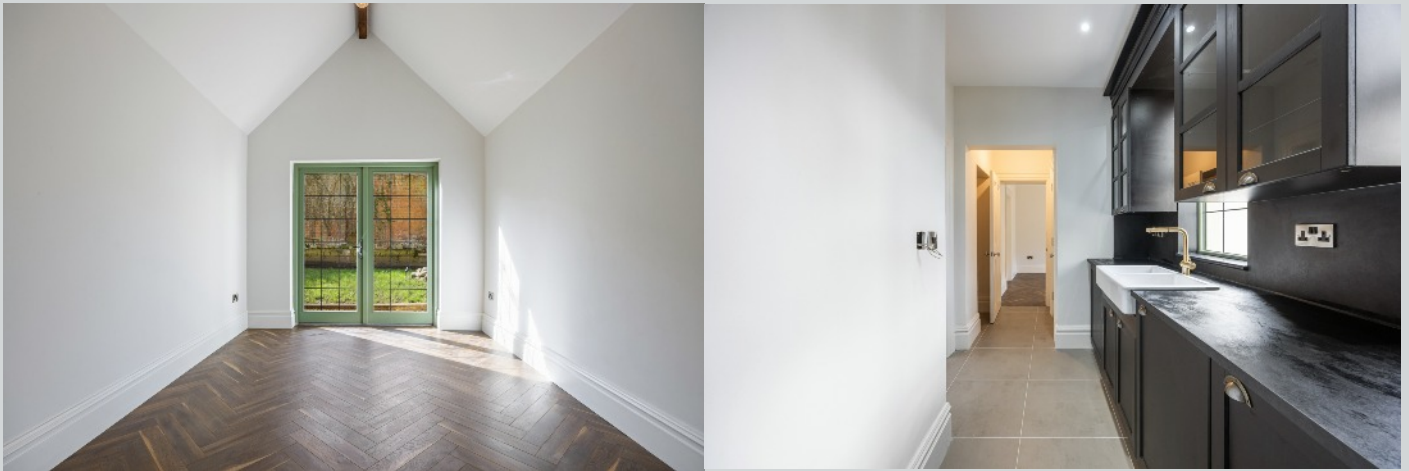
LIVING AREA: Ceramic tiled floor, glazed double doors to side garden. Velux window. Low voltage spotlights.





STUDY: 11' 10" x 10' 0" (3.61m x 3.05m) Rustic tiled floor, feature fireplace, cornice ceiling, feature wood panelled walls.

UTILITY ROOM: 15' 8" x 6' 5" (4.78m x 1.96m) Range of high and low level units, glass display cabinets. Double ceramic sink unit, low voltage spotlights, plumbed for washing machine, gas boiler cupboard. Tiled floor.



DOWNSTAIRS W.C.: White suite comprising low flush wc, wash hand basin, tiled floor.

FAMILY ROOM: 15' 3" x 9' 9" (4.65m x 2.97m) Parquet style laminate wood effect floor, feature vaulted ceiling, glazed double doors to rear. Access to garage.



## First Floor

PRINCIPAL SUITE: 17' 8" x 16' 6" (5.38m x 5.03m) Feature beams, sliding ladders up to minstrel gallery.



WALK-IN WARDROBE: 12' 6" x 6' 7" (3.81m x 2.01m) Laminate wood effect floor.



ENSUITE BATHROOM: Contemporary white suite comprising free standing bath with mixer tap and telephone hand shower, vanity sink unit, large walk-in shower with rain head shower and telephone hand shower, low flush wc, heated towel rail, tiled floor, Velux window, low voltage spotlights.

DRESSING AREA: 16' 3" x 7' 0" (4.95m x 2.13m) Low voltage spotlights.



BEDROOM (2): 14' 7" x 12' 0" (4.44m x 3.66m)

Feature fireplace.



BEDROOM (3): 11' 11" x 10' 8" (3.63m x 3.25m) Feature fireplace.



BEDROOM (4): 12' 8" x 11' 10" (3.86m x 3.61m)



BEDROOM (5): 11' 5" x 8' 9" (3.48m x 2.67m)



BATHROOM: Contemporary white suite comprising free standing bath with mixer tap and telephone hand shower, vanity sink unit, high flush wc, feature wood panelled walls, heated towel rail, tiled floor, fully tiled shower cubicle.



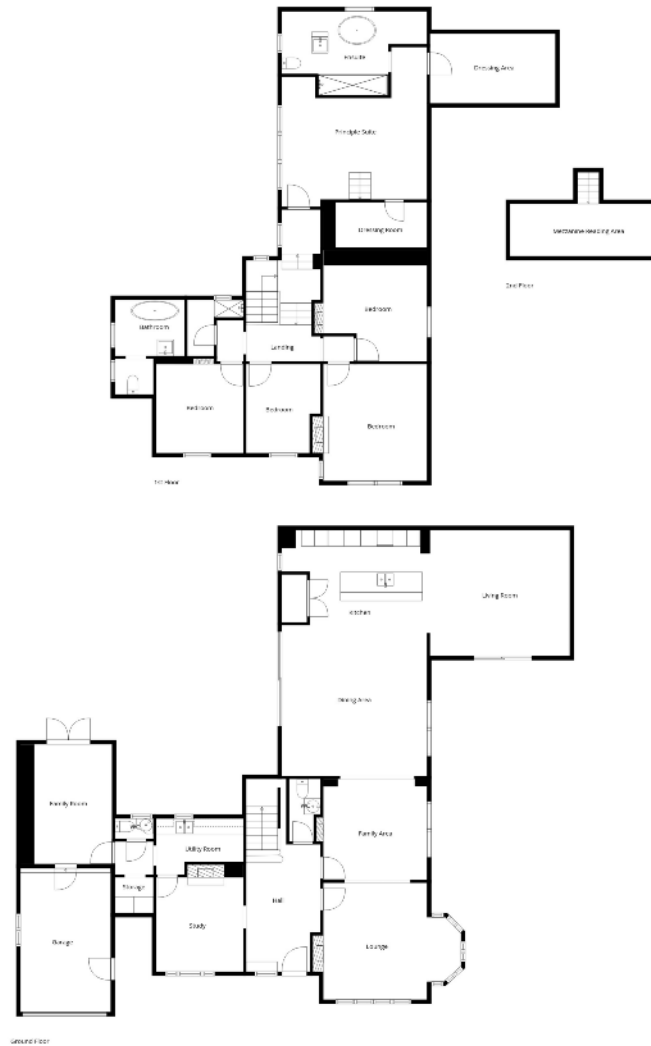
Outside

FRONT: Electric gate leading to generous driveway parking area in stones, side garden in lawn with seating area.

GARAGE: 16' 5" x 9' 11" (5m x 3.02m) Bespoke wooden double doors, side door, attic storage.

REAR: Private and enclosed rear garden in lawn with raised stone bedding. Feature red brick boundary wall, seating area, mature trees.





Floorplan Is For Illustrative Purposes Only And Is Not To Scale

## Location:

Heading countrybound on the Malone Road, turn right onto Myrtlefield Park. No 29 is located on left.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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