



“Wellington House”
Apartment 7, 36 Wellington Park
Belfast, BT9 6DN

Asking Price £174,950

Dougan
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855
www.douganproperty.com

KEY FEATURES

- Very Well Presented And Extremely Spacious Penthouse Apartment
- Exuding Charm, Situated In A Select Development Of Only Seven Apartments
- Superb BT9 Location With The Vibrant Lisburn / Malone Roads Close At Hand
- Three Generous Bedrooms
- Master With Luxury Ensuite Shower Room And South Facing Balcony
- Modern Fitted Kitchen
- Two Split Level Reception Rooms
- Separate Main Bathroom In Luxury White Suite
- Lift Access To Private Lobby
- Gas Fired Central Heating
- Double Glazed
- Secure Gated Parking

SUMMARY:

Substantial, penthouse apartment situated on Wellington Park in affluent South Belfast. The apartment benefits from an excellent location with the many boutiques, eateries and shops of the Lisburn Road within walking distance. Belfast City Centre, Stranmillis, Queens University and the City Hospital are all close at hand.

Internally the apartment boasts all the attributes of modern living. Extending to c. 1350 sq ft, the property is extremely spacious and comprises of two split level reception rooms, three bedrooms (master with ensuite and balcony access), a modern fitted kitchen, separate luxury main bathroom and excellent storage throughout.

The property further benefits from secure allocated parking, double glazing and gas fired central heating.

Early viewing is advised to appreciate this fine apartment.



ACCOMMODATION:

Ground Floor

COMMUNAL ENTRANCE HALL: Lift and staircase accessing all floors

Third Floor: Private Lobby

ENTRANCE HALL: Excellent storage, linen cupboard, cloakroom, access to balcony, rear fire exit

LIVING ROOM: 11' 7" x 11' 4" (3.53m x 3.45m) Feature fireplace with coal effect gas fire, slate and tiled inset and hearth

RAISED DINING AREA: 11' 2" x 9' 9" (3.4m x 2.97m) Spot lighting

SPLIT LEVEL LOUNGE: 23' 7" x 13' 2" (7.19m x 4.01m) Split level reception with feature fireplace on lower level

BATHROOM: Luxury white suite comprising, sunken bath, low flush w.c, pedestal wash hand basin, tiled floor and partly tiled walls, spot lighting, velux window, chrome towel rail

BEDROOM (1): 15' 9" x 12' 2" (4.8m x 3.71m) Doors accessing South facing rear balcony, walk in robe, access to ensuite

ENSUITE SHOWER ROOM: Luxury suite comprising a fully tiled shower cubicle, pedestal wash hand basin, low flush w.c, tiled floor, spot lighting

BEDROOM (2): 11' 3" x 8' 6" (3.43m x 2.59m) Spot lighting

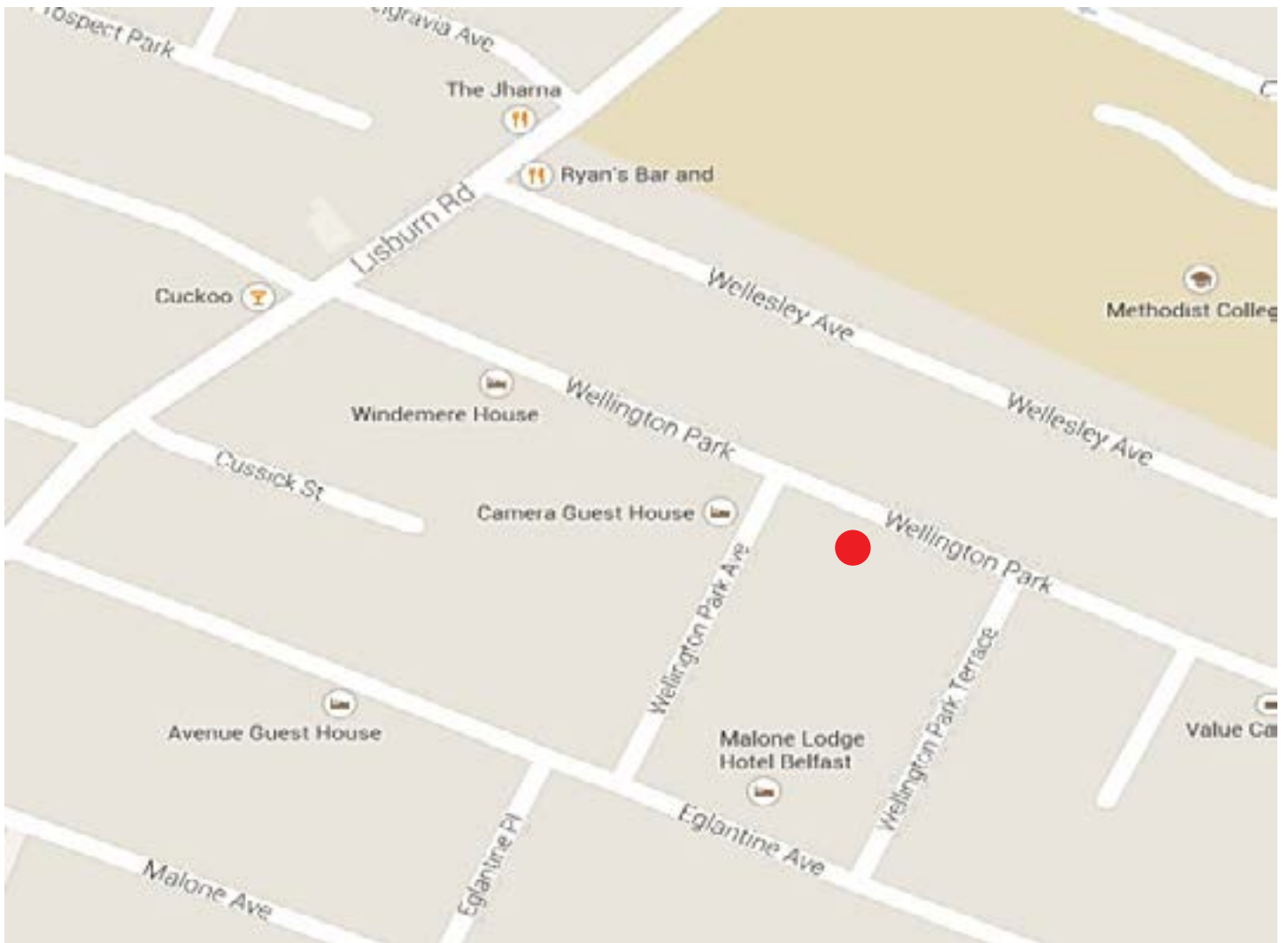
BEDROOM (3): 10' 4" x 9' 10" (3.15m x 3m) Walk in robe, spot lighting

Outside:

Basement, secure gated parking



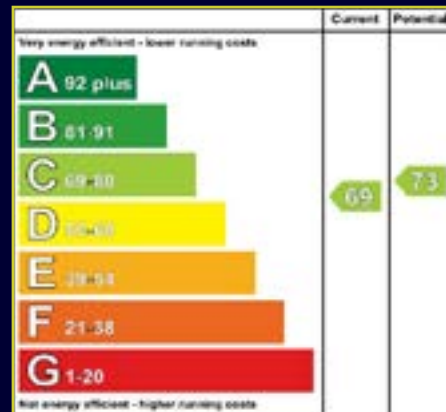




Travelling down Wellington Park from the Lisburn Road, number 36 is located on the right hand side just past Wellington Park Avenue



RICS



Dougan

RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG

Telephone 028 9030 8855 Facsimile 028 9061 2252

Email info@douganproperty.com

Web www.douganproperty.com

Dougan Residential & Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential & Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential & Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential & Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential & Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.