

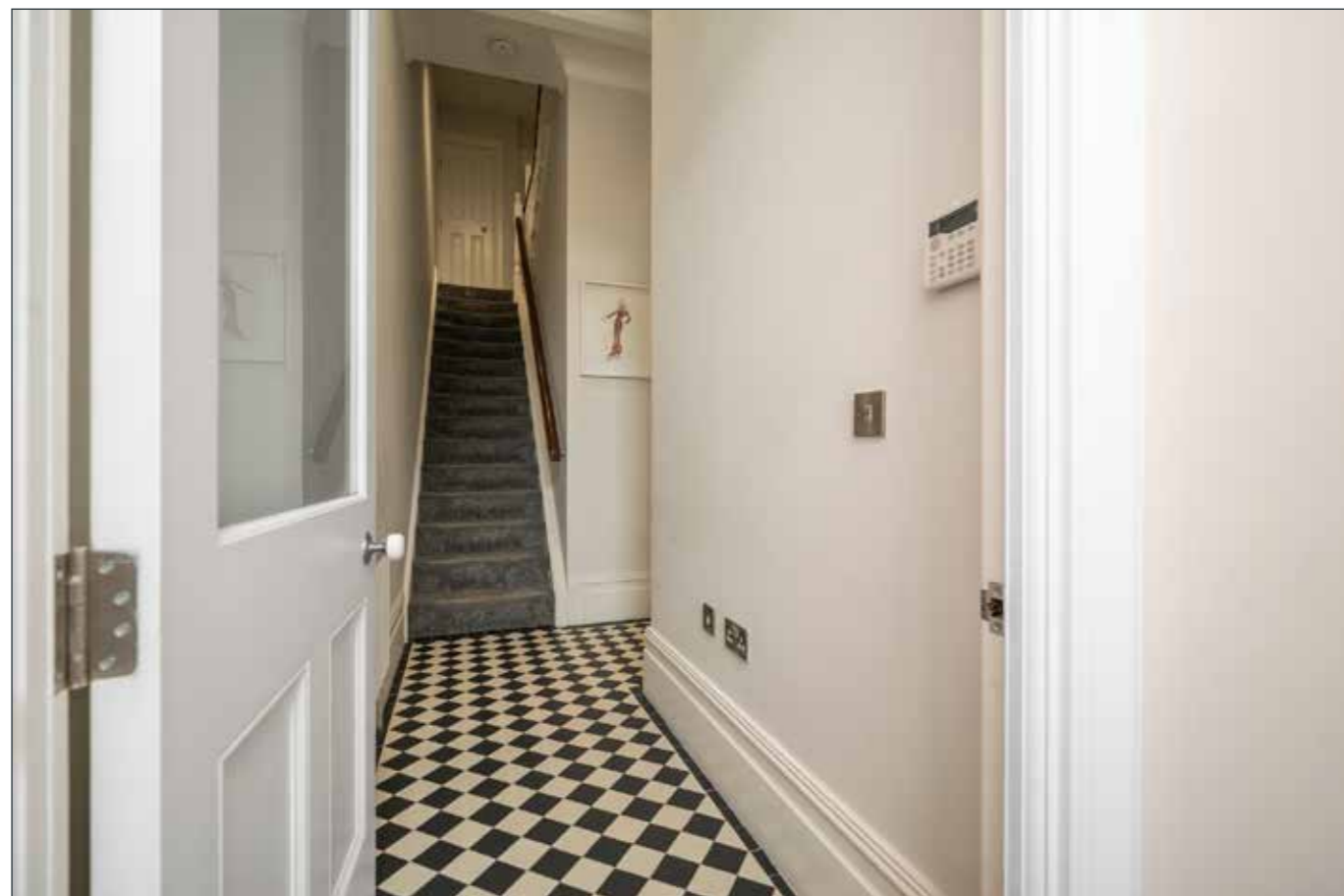
simon**BRIEN**
RESIDENTIAL

11 Wellington Park,
Malone, Belfast, BT9 6DJ



Asking Price £395,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Beautiful Renovated Red Brick Townhouse Set Off Malone Road, South Belfast
- Bright Living/Dining Room With Cornice Ceiling And Wood Burning Stove
- Contemporary Kitchen Area With Glazed Ceiling
- Utility And Cloakroom Area
- Three Bedrooms, Master With Ensuite Bathroom
- Main Bathroom With Walk-In Shower Area
- Excellent Storage Facilities
- Sanitaryware By Soaks Bathrooms
- Remote Control Blinds Throughout
- Gas Fired Central Heating, Fully Double Glazed
- Smart Security System With Remote Monitoring (Eaton SecureConnect)
- Many Restored Period Features
- Front Driveway Parking
- Rear Patio Area And Garden
- Well Suited To Professionals And Families Wanting To Be Located Within Walking Distance Of Amenities Of South Belfast

SUMMARY

11 Wellington Park is a superbly renovated townhouse set off Malone Road, South Belfast. The home is well suited to those wanting to be in close proximity of Queens University, Methodist College, Belfast City Centre, and both hospitals. Public transport and motorway networks are close at hand. Botanic Gardens and Lisburn Road are a few minutes away by foot.

The accommodation offers a bright living/dining area with 11ft ceilings, contemporary kitchen area, utility and cloakroom area. There are three bedrooms set over two floors, master with ensuite, bathroom, and additional family bathroom. Excellent storage facilities are an additional benefit.

With nothing to do but move in, this home is a must see. Please contact our South Belfast office on 028 9066 8888 to arrange a private viewing at your convenience.



ACCOMMODATION

GROUND FLOOR

Hardwood entrance door with glazed fan light.

ENTRANCE PORCH:

Ceramic tiled floor. Glazed door to...

ENTRANCE HALL:

Cornice ceiling. Low voltage lighting. Ceramic tiled floor.

LIVING/DINING AREA:

29' 0" x 11' 7" (8.84m x 3.53m)

Cornice ceiling. Low voltage lighting. South American oak wide board flooring. Wood burning stove with brick recess and stone hearth.



KITCHEN AREA:
12' 6" x 11' 2" (3.81m x 3.4m)

Contemporary range of high and low level units. Corian work surfaces. Inset sink with mixer tap. "Neff" four ring gas hob. "Neff" electric oven. Integrated fridge freezer and dishwasher. Island unit with breakfast bar area. Glazed roof. French doors to outside paved terrace. Low voltage lighting. Terrazzo style floor. Utility cupboard and gas fired boiler.

CLOAKROOM:

Low flush WC. Wash hand basin with vanity unit. Terrazzo style floor.



FIRST FLOOR RETURN

Linen cupboard.

BATHROOM:

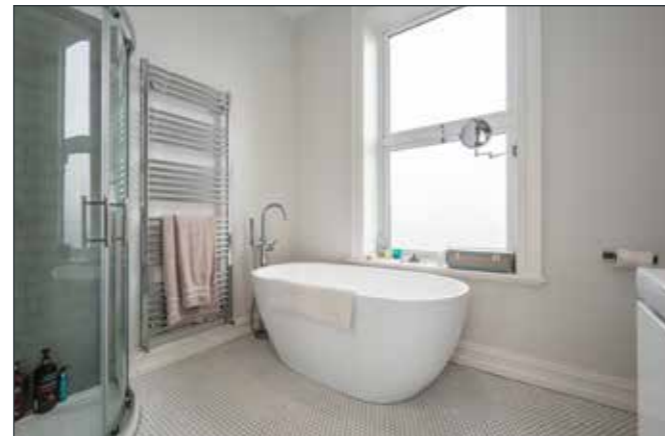
Contemporary white suite. Tiled bath with mixer tap and telephone hand shower. Fully tiled walk-in shower cubicle with thermostatic power shower and telephone hand shower. Low flush WC. Wash hand basin and vanity unit. Ceramic tiled floor. Low voltage lighting.



FIRST FLOOR LANDING

BEDROOM (2):
16' 4" (into bay) x 16' 1" (at widest points) (4.98m x 4.9m)





BEDROOM (3):
11' 10" x 8' 7" (3.61m x 2.62m)

SECOND FLOOR RETURN

STUDY:
8' 11" x 5' 3" (2.72m x 1.6m)

SECOND FLOOR LANDING

Linen cupboard.

MASTER BEDROOM:
17' 0" x 12' 6" (5.18m x 3.81m)

Walk-in wardrobe area.

ENSUITE BATHROOM:

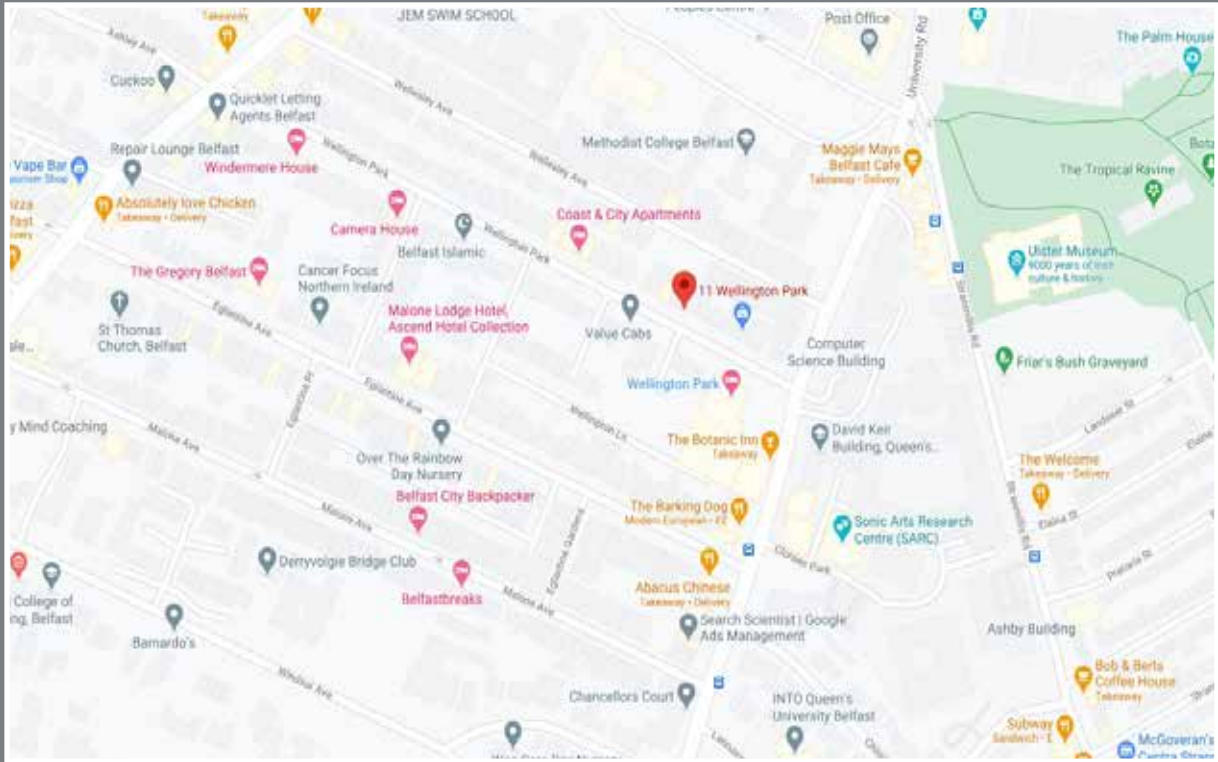
White suite. Freestanding bath with mixer tap and telephone hand shower. Fully tiled shower cubicle with thermostatic power shower and telephone hand shower. Wash hand basin with vanity unit. Low flush WC. Chrome heated towel rail. Ceramic tiled floor.



OUTSIDE

Parking to front. Walled patio garden to rear. (Both in Tobermore paviers)

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	70	71
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9829-0046-0234-6593-9930

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