

simon**BRIEN**  
RESIDENTIAL

46 Wellington Park,  
Malone, Belfast, BT9 6DP



Offers Over £285,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



### KEY FEATURES

- Ideal Renovation / Development Opportunity In The Heart Of BT9
- Mid Terrace Property Located Off Malone Road
- Three Reception Rooms
- Kitchen Area
- Six Bedrooms
- Two Bathrooms
- Located Minutes From Queen's University Belfast & Belfast City Centre
- Early Viewing Advised
- Full Planning Permission for Conversion To 3 Apartments (2 NO. 2 BED AND 1 NO. 1 BED : REF: LA/2018/0181/F)

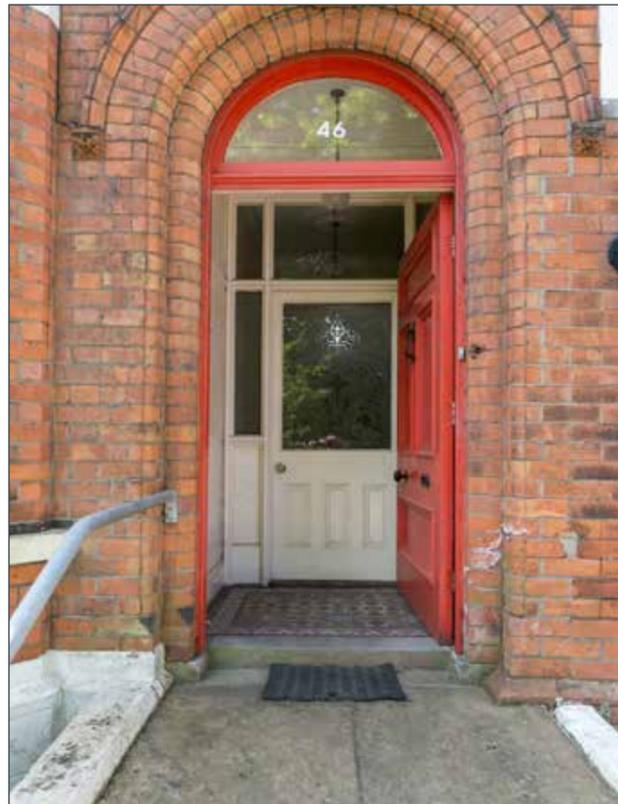
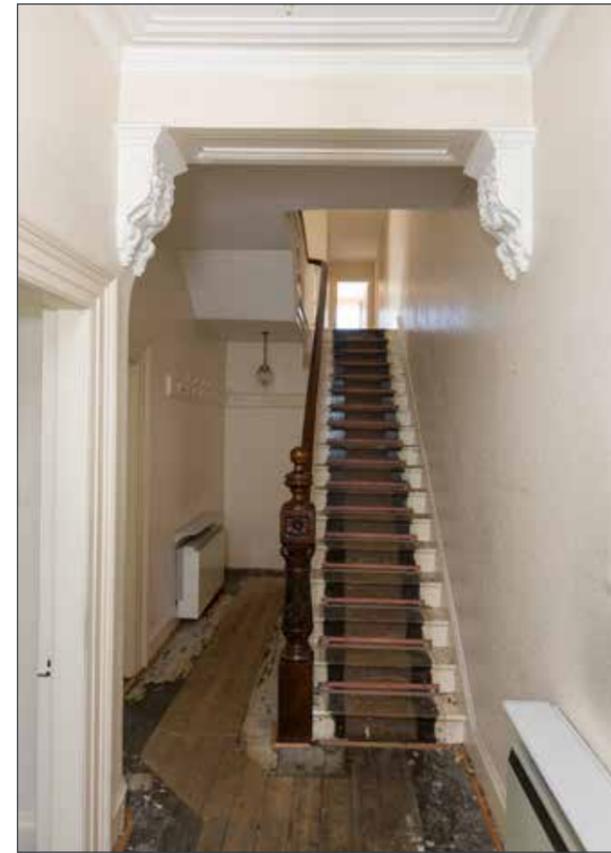
### SUMMARY

This period mid-terrace home will be popular on the open market which families seeking a renovation project or those seeking to develop the property into apartments subject to the relevant permissions.

The internal accommodation is bright and spacious, and offers 3 reception rooms on the ground floor plus kitchen area, and six bedrooms over the upper floors along with two bathrooms.

Wellington Park is becoming increasingly popular with young families who wish to be close to leading schools and academic institutions as well as Belfast City Centre being only 15 minutes walk.

Please contact our South Belfast office on 028 9066 8888 to arrange a viewing at your convenience.



### ACCOMMODATION

#### GROUND FLOOR

Hardwood entrance door with fanlight leading to:

#### ENTRANCE PORCH:

Terrazzo tiled floor. Glazed entrance door to:

#### ENTRANCE HALL:

Corniced ceiling. Corbelling. Understairs storage cupboard.

#### LIVING ROOM:

**16' 0" (into bay) x 13' 10" (4.88m x 4.22m)**

Picture rail. Hardwood fireplace with tiled slate and hearth.

#### DINING ROOM:

**12' 9" x 11' 5" (3.89m x 3.48m)**

Original fireplace. Door off:

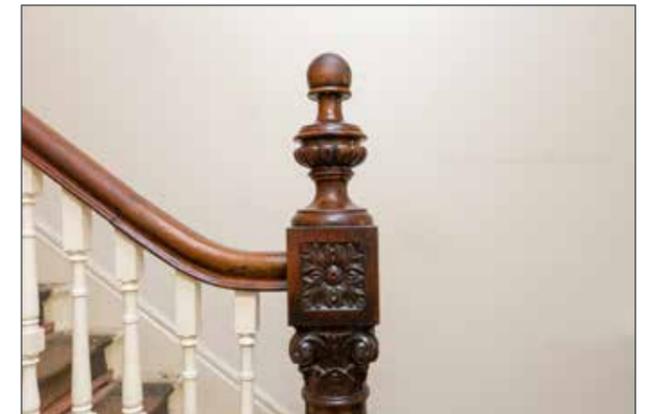
#### WC:

Low flush WC. Pedestal wash hand basin.

#### MORNING ROOM:

**11' 11" x 8' 0" (3.63m x 2.44m)**

Original fireplace. Storage cupboard off.





**KITCHEN:**  
12' 7" x 12' 5" (3.84m x 3.78m)

High and low level units. Single drainer stainless steel sink unit with mixer tap. Four ring ceramic hob with extractor over. Integrated double oven. Plumbed for washing machine. Door to outside yard.

**FIRST FLOOR RETURN**

**BATHROOM:**  
White suite comprising of panel bath. Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Fully tiled walls.

**BEDROOM (6):**  
8' 4" x 8' 0" (2.54m x 2.44m)

**FIRST FLOOR**

**DRAWING ROOM:**  
18' 6" x 16' 4" (into bay) (5.64m x 4.98m)

Original hardwood fireplace with tiled slate and hearth. Built-in storage cupboards. Wall light wiring.

**BEDROOM (2):**  
12' 9" x 12' 5" (3.89m x 3.78m)

Original fireplace. Vanity sink unit.

**SECOND FLOOR**

**BEDROOM (5):**  
11' 9" x 11' 9" (3.58m x 3.58m)

**BATHROOM:**  
Panel bath. Low flush WC. Pedestal wash hand basin. Hot press.

**BEDROOM (3):**  
19' 4" x 12' 7" (5.89m x 3.84m)

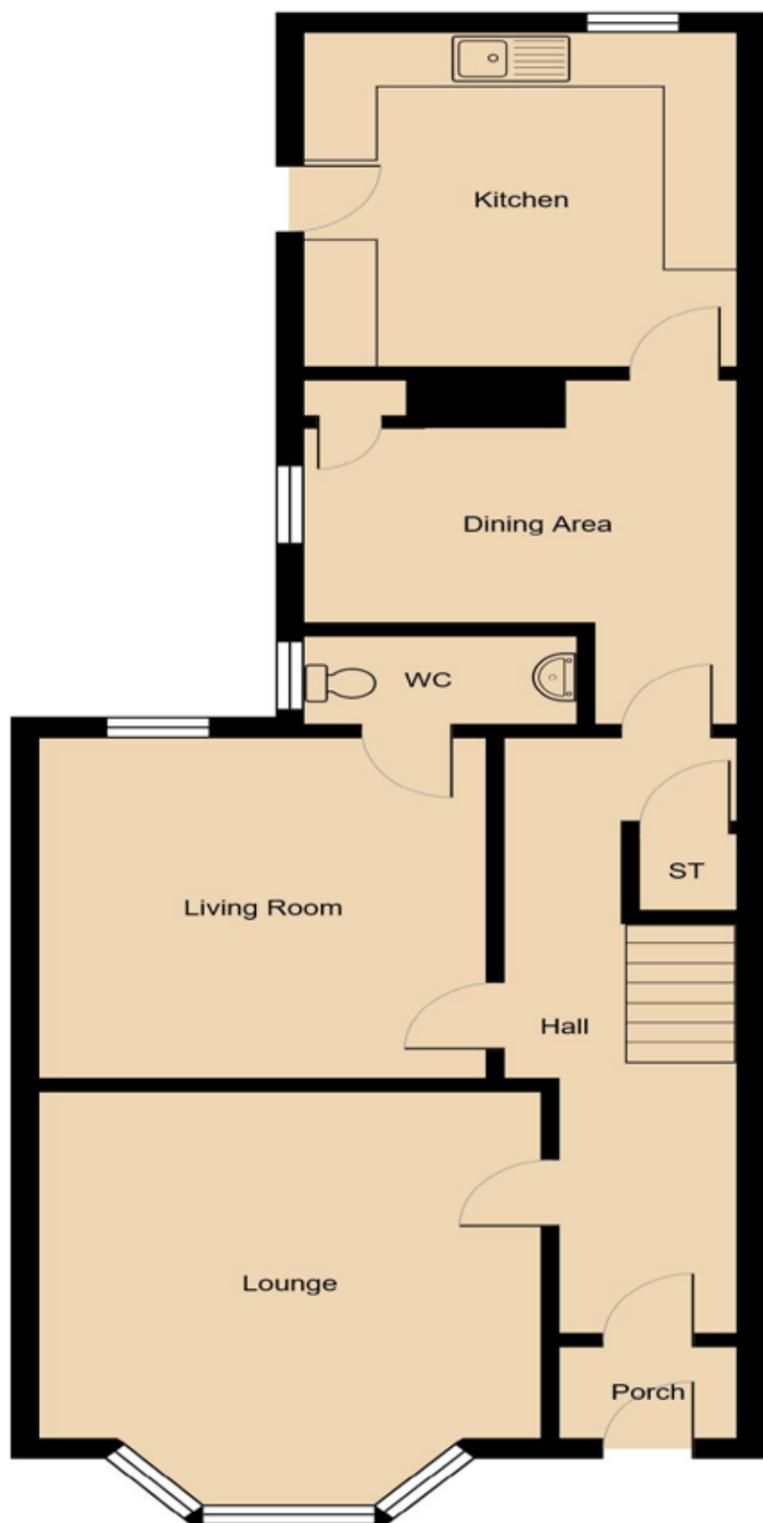
Tiled fireplace.

**BEDROOM (4):**  
12' 9" x 12' 2" (3.89m x 3.71m)

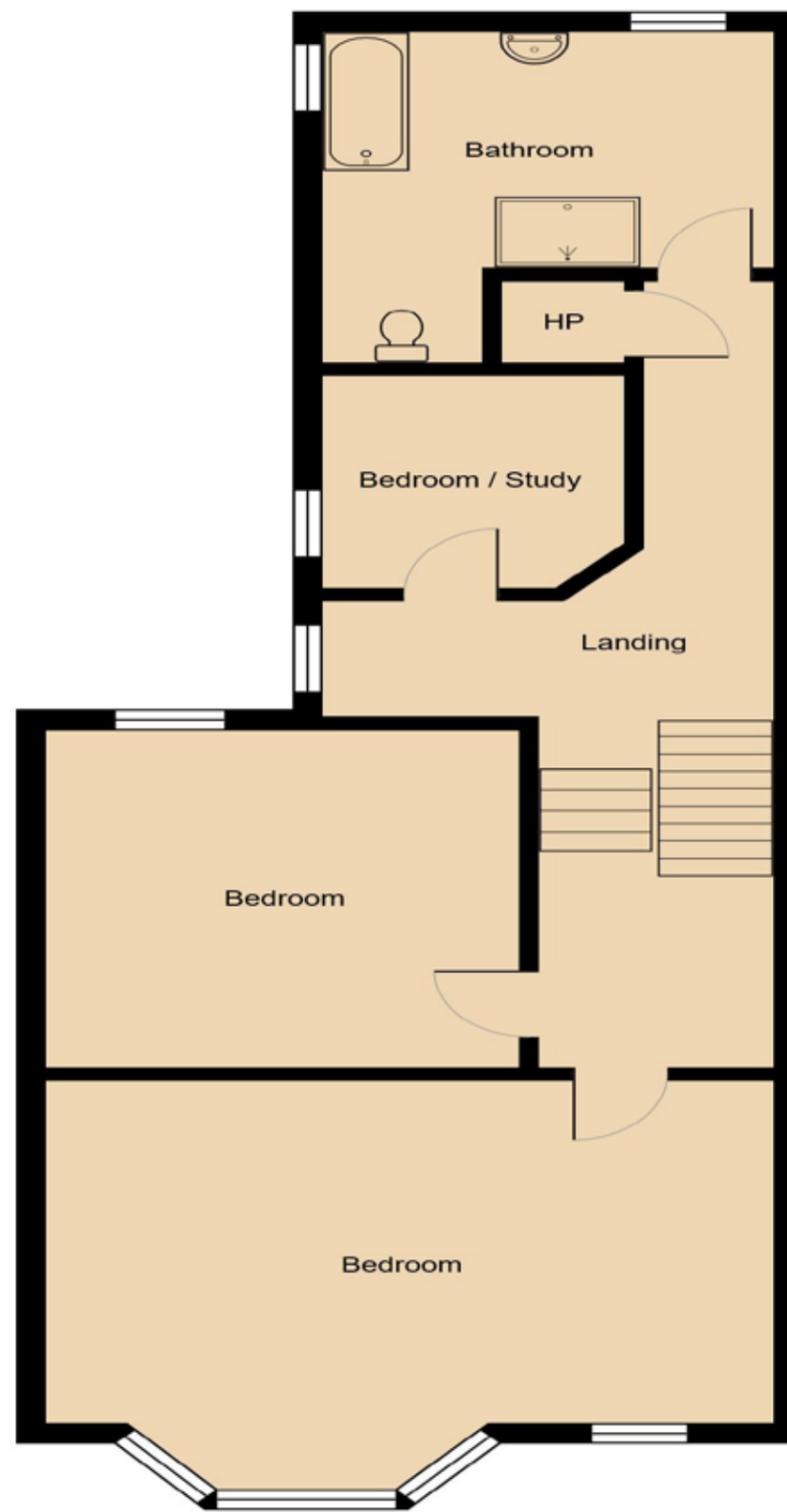
**LANDING:**  
Storage cupboards. Access to roof space.

**OUTSIDE**  
Front patio with shrub beds. Rear yard with storage.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# 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](http://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: CCC/F/18/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		62
E 39-54		
F 21-38	33	
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9603-2607-5029-9970-5583

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