

46 Wellington Park,
Malone, Belfast, BT9 6DP



Asking Price £350,000

Telephone 02890 668888
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 mark 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)



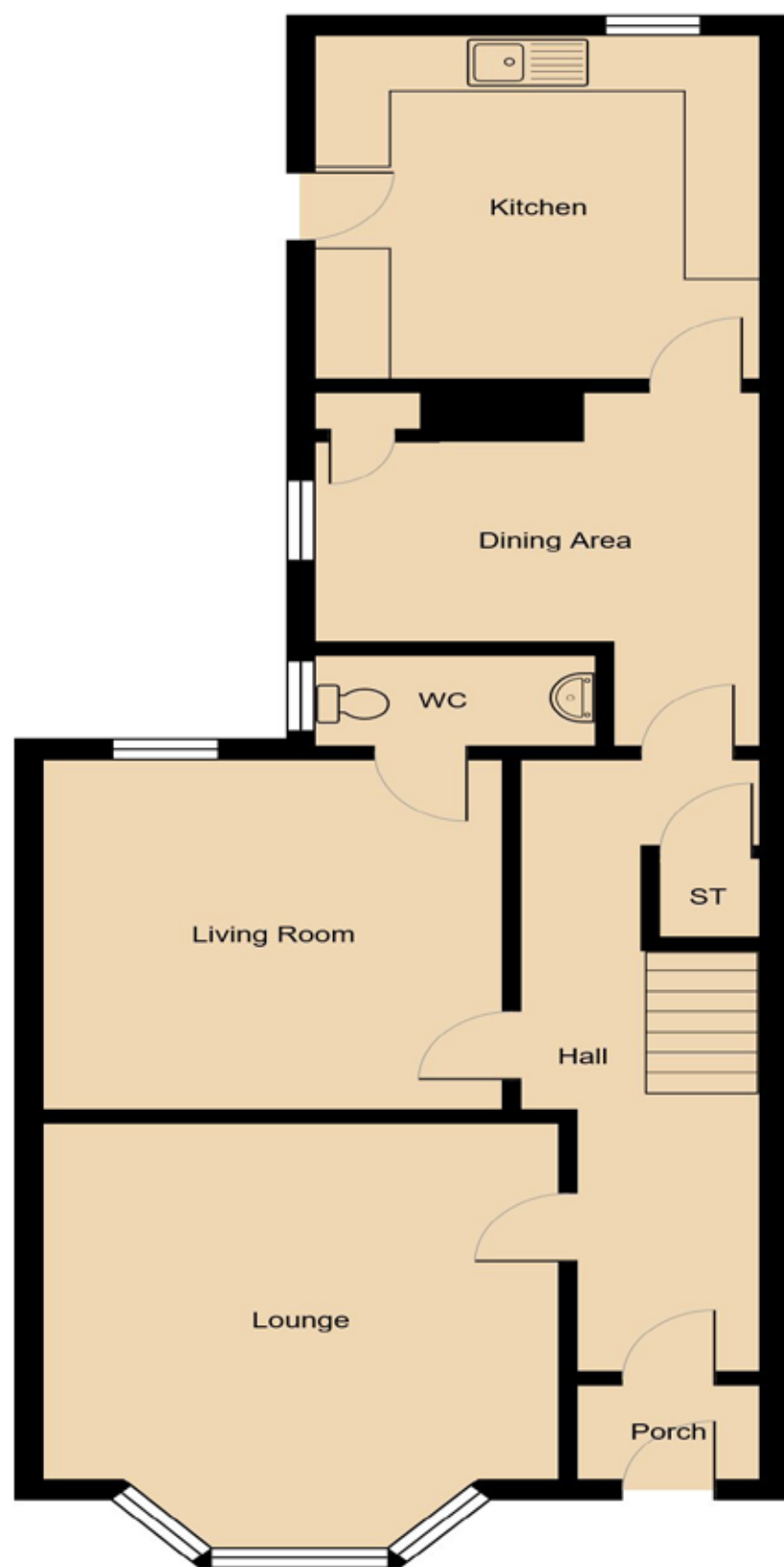
LANDING:

Storage cupboards. Access to roof space.

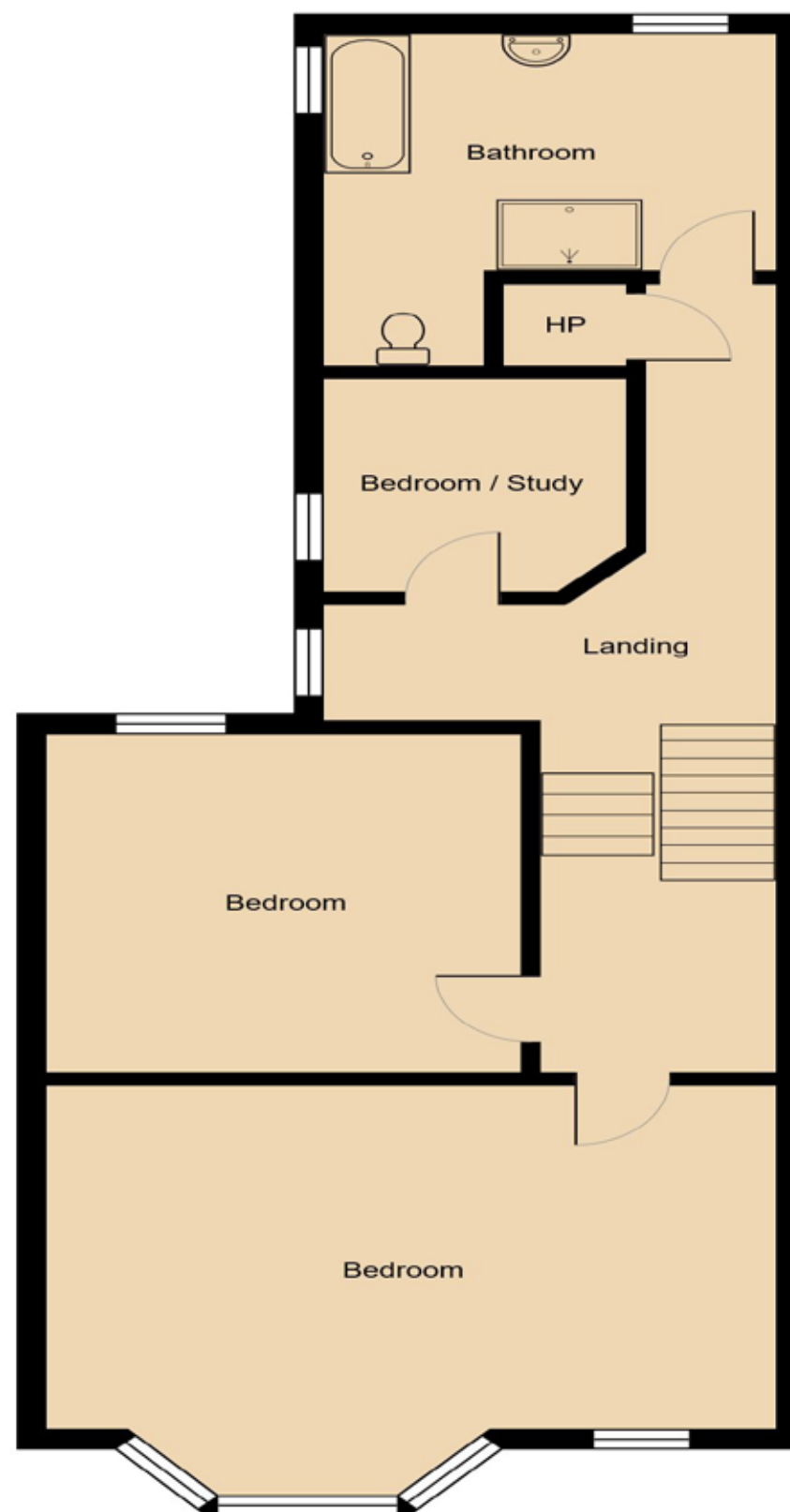
OUTSIDE

Front patio with shrub beds. Rear yard with storage.

GROUND FLOOR



FIRST FLOOR

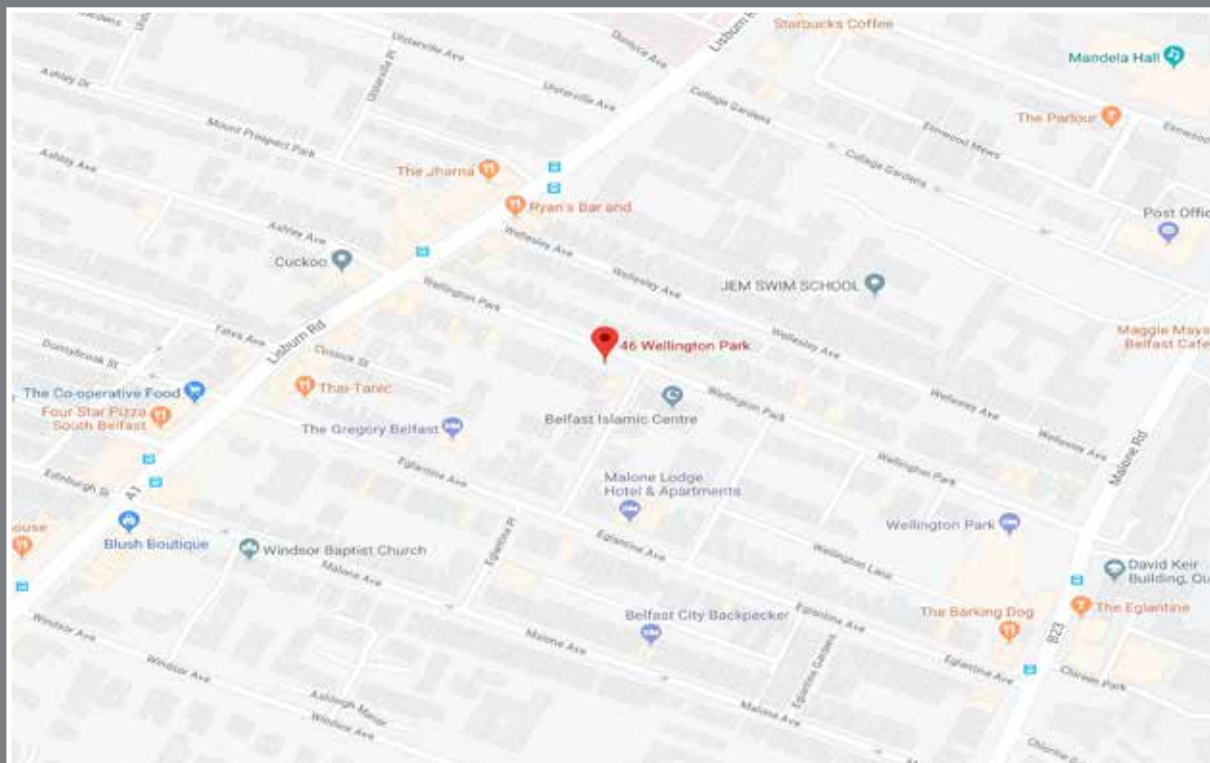


SECOND FLOOR



All measurements are approximate and for display purposes only.

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: ML/B/21/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

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential 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 Simon Brien Residential 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) Simon Brien Residential 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 Simon Brien Residential 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) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.