



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

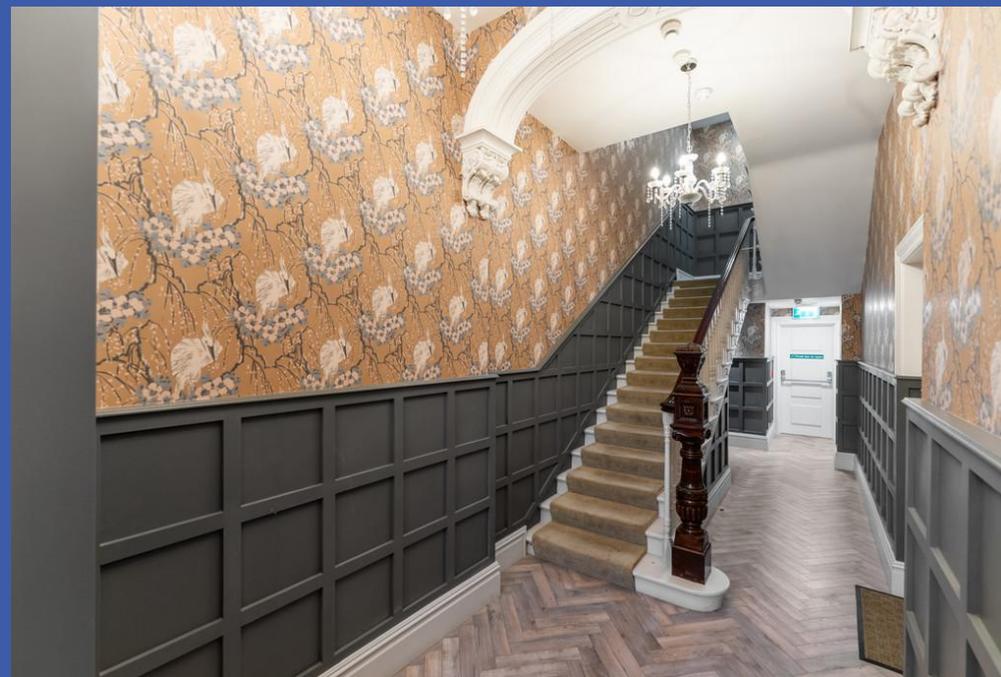
**Apt 4, 13 Wellington Park**

**Belfast  
BT9 6DJ**

**Offers In Region Of £245,000**

## APT 4, 13 WELLINGTON PARK, BELFAST BT9 6DJ

- **Stunning Apartment in a Prestigious and Sought After South Belfast Location**
- **Two Well Proportioned Bedrooms (Master Ensuite)**
- **Spacious Lounge with Dining Area Open Plan To Kitchen**
- **Kitchen With Range Of Fitted Units And Integrated Appliances**
- **Bathroom With Deluxe Suite And Integrated Television**
- **Gas Central Heating/Double Glazed Windows**
- **Extremely Well Presented Throughout**
- **Utility Cupboard And Storage Area**
- **Convenient to a Range of Local Amenities**



This bright and spacious apartment is ideally located on Wellington Park and convenient to both Malone and Lisburn Roads. The building was completely renovated and transformed into elegant apartments only a few years ago and the standard of finish is superb throughout the building and apartment itself.

The property boasts modern living with bright and neutral decoration throughout, leaving nothing for a future purchaser to do but move in. The accommodation offers stylish open plan living/ dining/ kitchen, two double bedrooms, master with ensuite shower room, and modern bathroom. There is the further benefit of gas fired central heating and double glazing adding to a high energy efficiency rating.

Wellington Park is an attractive tree lined avenue in a desirable location set in the heart of South Belfast. Located between the ever popular Lisburn & Malone Roads, and within close proximity to many amenities the area offers including Queens University, City Hospital and also in easy reach of Belfast city centre. All the shops, cafes, restaurants and bars of the bustling Lisburn Road are all within walking distance.

There are also an array of leisure options nearby including Botanic Gardens, Lagan Towpath, Belfast Boat Club, Queens PEC and prestigious golf clubs. Access to motorway, bus and train routes will add value to those seeking an easy commute.

Viewing is recommended to appreciate the superb location and modern accommodation on offer





## PROPERTY COMPRISES

Communal entrance lobby, stairs to first floor.

**FIRST FLOOR LANDING** Hardwood entrance door leading to entrance hall.

**ENTRANCE HALL** Utility cupboard, plumbed for washing machine, gas fired boiler, recessed low voltage spotlights.

**OPEN PLAN LIVING/KITCHEN/DINING AREA 18' 5" x 15' 1" (5.61m x 4.6m)** Range of fitted high and low level units, marble effect stone work surfaces and matching up stand, 1.5 bowl stainless steel sink unit with mixer taps, integrated Smeg induction hob, integrated Smeg oven, integrated fridge/freezer, concealed extractor fan, integrated Smeg dishwasher, hardwood herringbone flooring, cornice ceiling, recessed low voltage spotlights, contemporary upright radiators.

**MASTER BEDROOM 17' 10" x 12' 4" (5.44m x 3.76m) (@ widest points)** Range of built in mirrored sliding wardrobes, recessed low voltage spotlights, contemporary upright radiator.

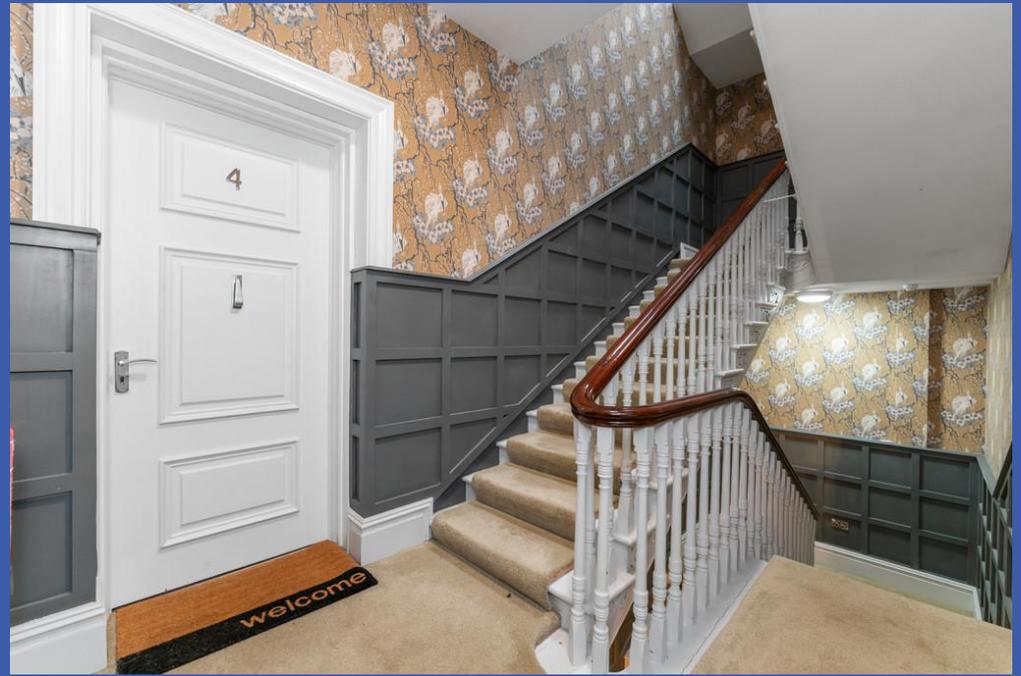
**ENSUITE** Enclosed walk in shower cubicle with Drencher head and hand shower, vanity wash hand basin, low flush WC with concealed cistern, feature mirror, tiled floor, tiled walls, stainless steel towel radiator, recessed low voltage spotlights, extractor fan.

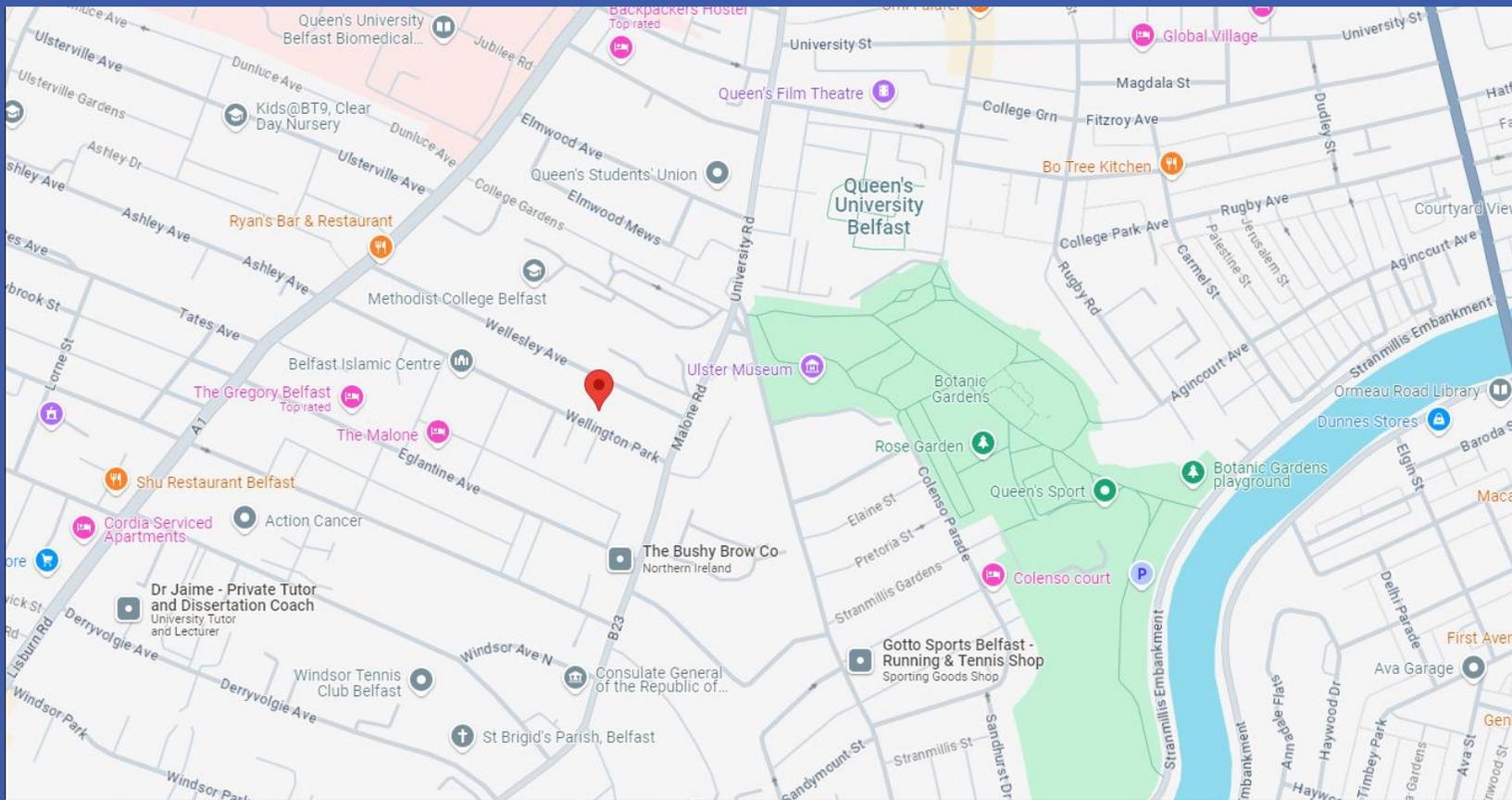




**BEDROOM 10' 7" x 9' 6" (3.23m x 2.9m)**

**BATHROOM** Deluxe suite comprising of a panelled bath with Drencher head and hand shower, vanity wash hand basin, low flush WC, integrated Watervue television, part timber panelled walls, part tiled walls, tiled floor, extractor fan.





**Directions:**

Please find map attached.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents 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 Fetherstons 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) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has 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 tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.