



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

Apt 1 Portland House, 13 Wellington Park

Malone Road
BT9 6DJ

Offers In Region Of £260,000

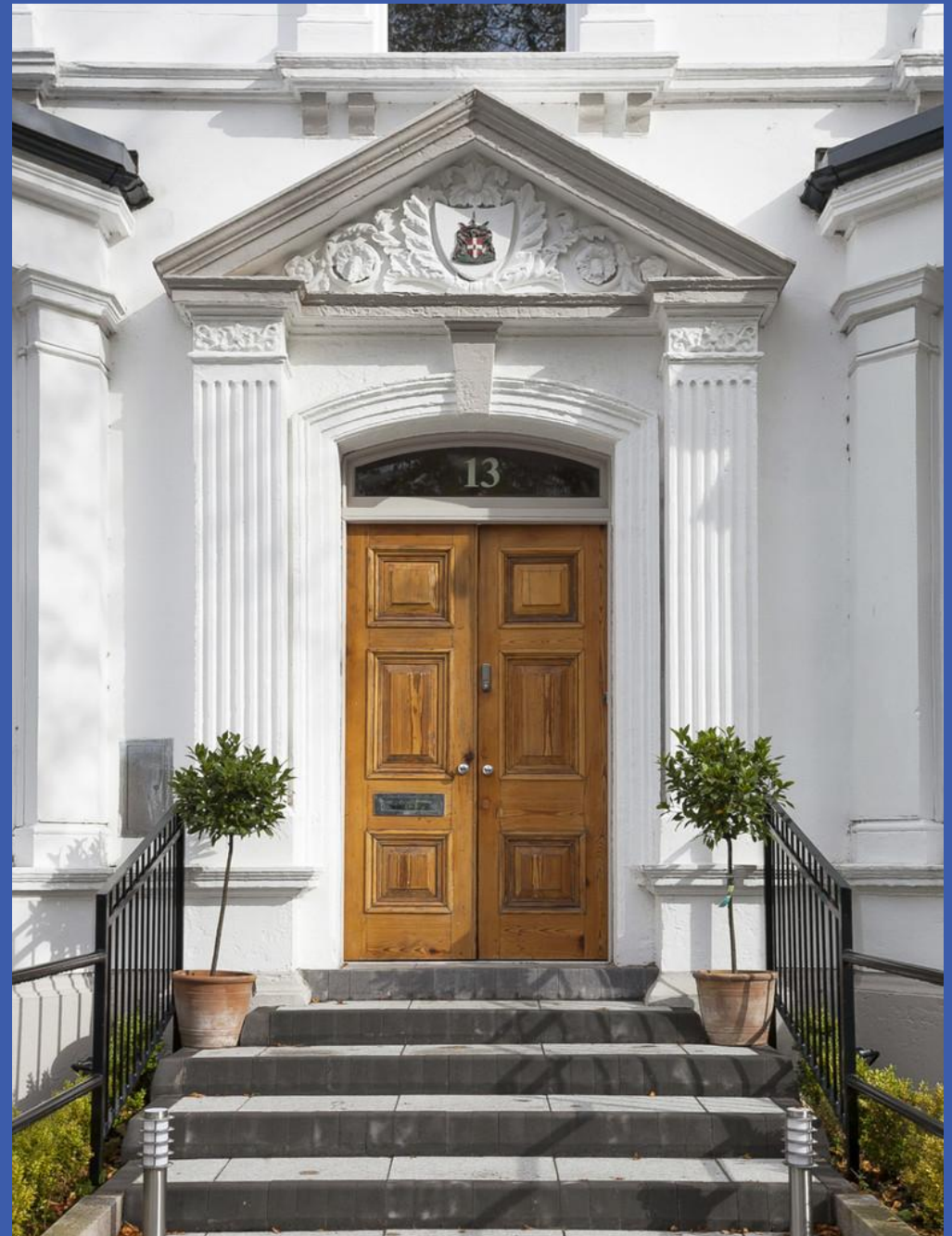
APT 1 PORTLAND HOUSE, 13 WELLINGTON PARK, BT9 6DJ

- **Superbly Presented and Modern Ground Floor Apartment**
- **Spacious Living/ Dining/ Kitchen with Feature Bay Window & Parquet Flooring**
- **Luxury Kitchen with Marble Worktop, Matching Island for Dining and Integrated Appliances**
- **Luxurious Bathroom with Overhead Shower and Built In Television**
- **Two Excellent Bedrooms; Master with Ensuite Shower Room**
- **Separate Utility Room, Gas Fired Central Heating & Double Glazing**
- **Enclosed Rear Yard & Off Street Parking Space to Front**
- **Recently Developed to a High Specification**
- **Enviably and Convenient Location Between Malone and Lisburn Road**
- **Close to Array of Amenities and Transport Links**

Portland House, located at number 13 Wellington Park dates back to the late 1800's. This former grand townhouse has been recently transformed into six elegant apartments. Number 1 has an enviable position on the ground floor with off street parking and both communal and own front door access.

The accommodation on offer includes spacious living/ dining/ kitchen, separate utility room, two well proportioned bedrooms, luxurious bathroom and master ensuite shower room. The presentation is second to none and provides the perfect balance between modern and traditional with features such as corniced ceilings, wood panelling, bathroom TV, feature tiling and parquet flooring. Gas fired central heating and double glazed windows are also of benefit. There is an enclosed rear yard accessed via the master bedroom and driveway parking at the front of the building.

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. These include Queens University Belfast, Stranmillis Village and the bustling Lisburn Road.







The Malone suburb provides an abundance of sporting and leisure facilities to include Queens University PEC, Malone and Balmoral Golf Clubs, Mary Peters Track, and Botanic Gardens.

Belfast City Centre is approximately 10 minutes' walk from Wellington Park with frequent public transport options available. Belfast City Hospital, QUB Medical Centre and the Royal Victoria Hospital is also within a short walking distance of this highly convenient location.

Early viewing is recommended to appreciate all this apartment has to offer.

Property Comprises

Hardwood front door leading to...

HALLWAY Recessed spotlights.

LIVING/ DINING/ KITCHEN 22' 8" x 14' 10" (6.934m x 4.536m) (At Widest Points) Parquet wooden flooring. Video intercom. Glazed PVC front door. Corniced ceiling. Recessed spotlights. Kitchen- Range of high and low units. Marble worktop, upstands and splashbacks. Matching feature island for dining. Sunken sink unit with mixer tap, half sink and drainer. Integrated fridge freezer. Integrated dishwasher. Integrated Smeg oven. Smeg electric hobs.





BEDROOM 1 21' 4" x 9' 9" (6.519m x 2.997m) Mirrored sliding wardrobe. Glazed PVC door to rear yard.

ENSUITE Low flush WC. Vanity unit sink with mixer tap. Laminate splashback. Tiled shower cubicle with thermostatic shower. Tiled floor. Recessed spotlights. Extractor fan. Heated towel radiator.

BATHROOM 10' 7" x 5' 7" (3.229m x 1.705m) Low flush WC. Panelled bath with large overhead shower and hand held shower extension. Vanity unit sink with mixer tap. Inbuilt television. Tiled floor. Part tiled walls. Part wood panelled walls. Extractor fan.

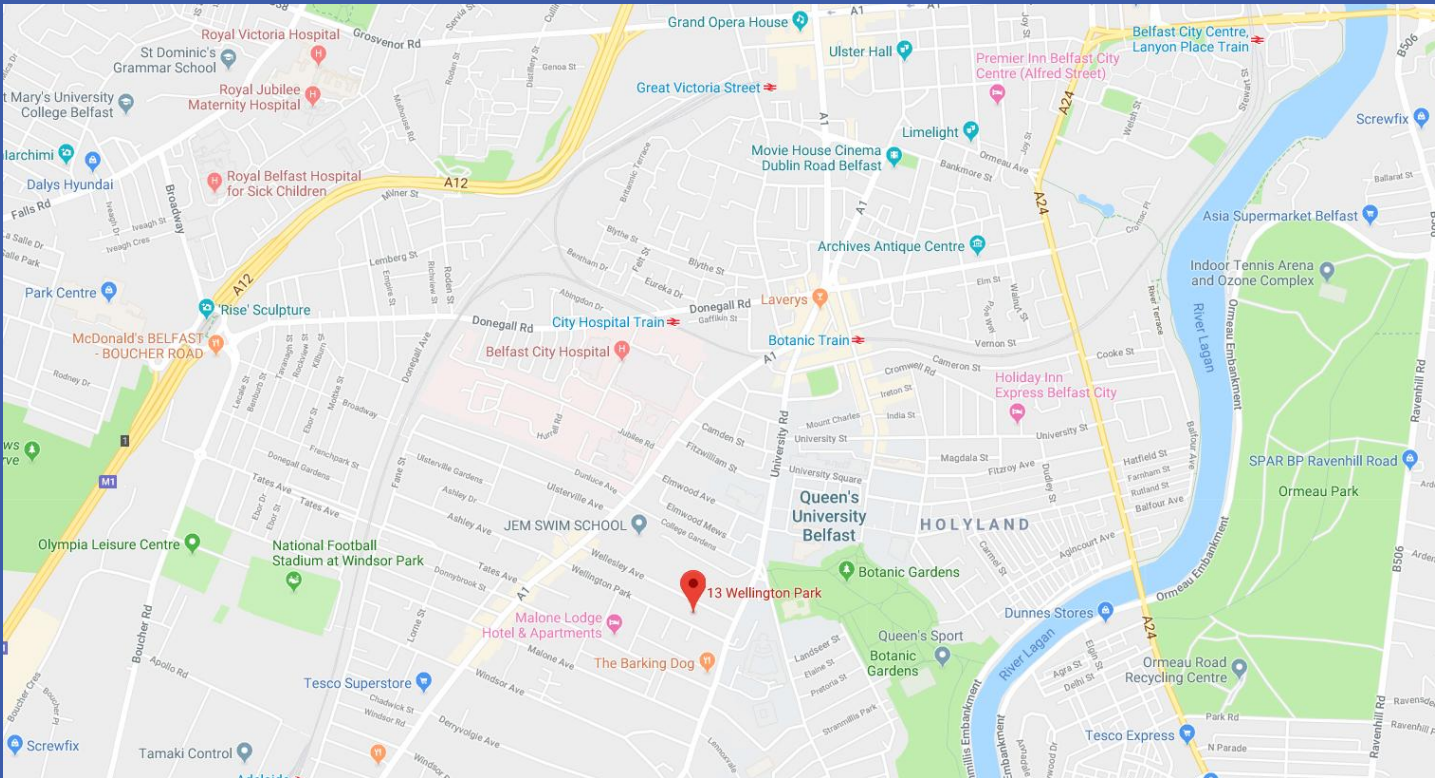
BEDROOM 2 10' 7" x 9' 7" (3.24m x 2.923m)

UTILITY ROOM Space for washing machine. Ideal gas boiler. Formica worktop. Extractor fan.



EXTERIOR Rear yard in paving and astroturf.
Front with steps leading to own front door and driveway parking for one car.





Directions:

See map.

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



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give no notice that; i) these particulars are given without responsibility of Fetherston Clements 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) Fetherston Clements 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 Fetherston Clements 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) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.