



A substantial, mid terrace set in the charming tree lined Wellington Park, off the Malone Road in Belfast's University Quarter. This spacious property has been extensively and sympathetically renovated to create a homely, modern ambiance.

The property is spacious and adaptable and has been finished to a high level of specification throughout. The property has many fine, original features and comprises; lounge, open plan kitchen/ living and dining room, six excellent bedrooms (two with ensuites) and a modern bathroom.

The property has off street parking behind gates to the front and a delightful sitting area with artificial grass area.

A Wellington Park address means every amenity is within walking distance: close enough for a stroll into the heart of the City for shopping and entertainment; the Queens Film and Lyric Theatres are nearby as well as many private sports clubs, restaurants, and bars; the beautiful Botanic Gardens takes you to the Lagan tow path and a wealth of cycling routes; two of Belfast's best known grammar schools: Methodist College Belfast and Victoria College Belfast are on the doorstep as, of course, is Queen's University Belfast. Early Viewing is Encouraged.

Offers Over
£395,000

74 Wellington Park,
Belfast ,
BT9 6DP

Viewing by
appointment
through agent
028 9066 3030



- Substantial Mid Terrace in Charming Tree Lined Wellington Park Location
- Spacious Entrance Hall
- Lounge with Feature Fireplace
- Open Plan Modern Fitted Kitchen to Casual Dining and Living Room
- Six Well Proportioned Bedrooms, Two Ensuites
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Extensively and Sympathetically Renovated to create a Homely, Modern Ambiance
- Enclosed Rear Yard
- Delightful Front Patio Garden and Car Parking Accessed Via Gates
- Convenient Situation Close to a Host of Amenities

The Property Comprises:

Ground Floor

Hardwood and glazed fan light to . . .

ENTRANCE PORCH: Ceramic tiled floor and glazing to . . .

ENTRANCE HALL: Ceramic tiled floor.



LOUNGE: 17' 5" x 13' 4" (5.31m x 4.06m) (at widest points). Wood burning stove and tiled slate hearth, wooden floor.



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LIVING ROOM: 10' 6" x 10' 5" (3.2m x 3.18m) (at widest points). Wooden floor, built-in shelving, feature glazed sliding door.



DINING ROOM OPEN PLAN TO MODERN FITTED KITCHEN: 18' 2" x 17' 3" (5.54m x 5.26m) (at widest points). Range of high and low level units, marble work surfaces, two ovens, five ring gas hob, stainless steel extractor fan, glazed splash back, space for American fridge freezer, integrated dishwasher, plumbed for washing machine, low voltage spotlights, part ceramic tiled floor, part wooden floor, uPVC door to enclosed yard.



First Floor Return

Cupboard and Baxi gas fired boiler.

MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, free standing roll top bath with claw feet, fully tiled shower cubicle with drencher shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

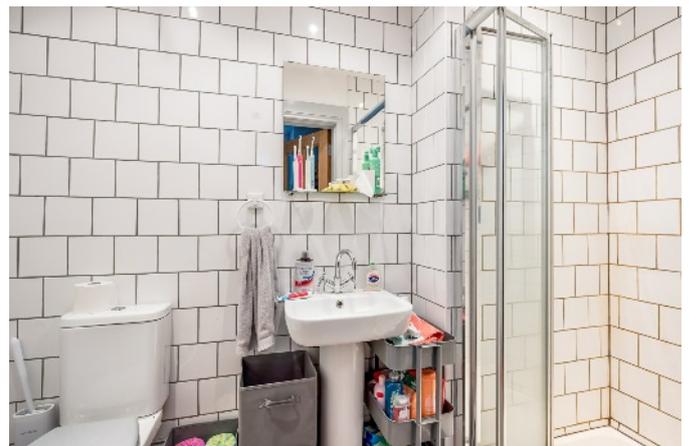


First Floor

LANDING:

BEDROOM (1): 18' 4" x 16' 7" (5.59m x 5.05m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, low voltage spotlights, extractor fan.



BEDROOM (2): 10' 4" x 8' 3" (3.15m x 2.51m) (at widest points).

Second Floor Return

BEDROOM (3): 13' 5" x 8' 5" (4.09m x 2.57m) (at widest points).



Second Floor

LANDING:

BEDROOM (4): 17' 2" x 13' 7" (5.23m x 4.14m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (5): 11' 6" x 7' 4" (3.51m x 2.24m) (at widest points).

Third Floor

LANDING: Velux window.

BEDROOM (6): 11' 8" x 11' 1" (3.56m x 3.38m) (at widest points). Velux window, storage in eaves.

Outside

Entrance gates to driveway for one car, artificial lawn and paved terrace with bushes, boundary fencing.



Location:

From Lisburn Road heading into the City Centre, Wellington Park is on the right hand side after Tates Avenue.

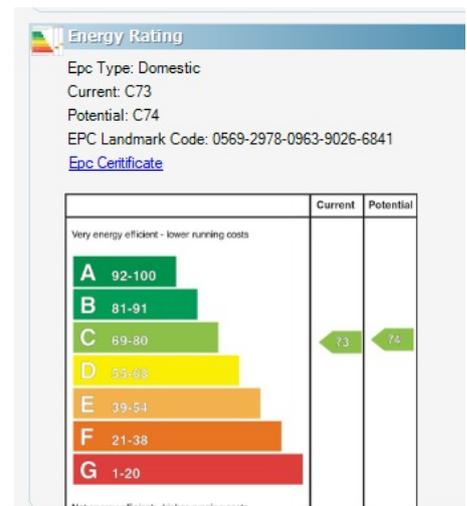
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Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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