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**47 WELLINGTON PARK,
MALONE,
BELFAST ,
BT9 6DN**



- **Substantial Edwardian Home On the Tree-Lined Wellington Park**
- **Four Double Bedrooms**
- **Two Reception Rooms, Utility Room and Pantry**
- **Within Walking Distance of Q.U.B The Botanic, Leading Schools, Shopping and Public Transport**
- **Private Enclosed Garden to Rear and Storage to Side**
- **Work From Home Space Upstairs**
- **Downstairs Shower Room**
- **Wealth of Period Features Throughout**
- **Off Street Parking**

Offers Over: £545,000

A fantastic double-fronted Edwardian positioned on beautiful tree-line Wellington Park. Wellington Park is ideally located between Malone and Lisburn Roads, within walking distance of several leading schools, shops, parks and transport links to the City Centre. Brimming with original charm, high ceilings and generous sash windows, this elegant family home offers well-balanced living and entertaining space is immaculately presented internally and externally.

Comprising spacious entrance porch and hall, two large reception rooms with bay windows, kitchen with dining area, adjoining pantry, utility and downstairs shower room with three piece suite. Upstairs, four double bedrooms, study, family bathroom and separate W/C. Externally, a private garden with superb patio space and off street parking to front.

Early viewing is highly recommended.

Ground Floor

ENTRANCE PORCH:

Composite glazed double front door, original internal glazed door to entrance hall. Tiled flooring.

HALLWAY:

Carpeted and ceiling cornicing.

LIVING ROOM: 20' 4" x 12' 10" (6.2m x 3.9m)

Mahogany fireplace with slate hearth tiled inset. Bay with sliding sash windows and carpeted flooring.

DINING ROOM: 20' 1" x 11' 8" (6.12m x 3.55m)

Good natural light via bay window with sliding sash windows. Carpeted flooring.

KITCHEN: 17' 9" x 10' 2" (5.4m x 3.09m)

Range of high and low level units, integrated oven and halogen hob. Laminate work-surfaces, breakfast bar with book shelving, excellent natural lighting via atrium window. Double patio doors opening out to garden. Laminate flooring.

WALK IN PANTRY: 11' 7" x 7' 4" (3.53m x 2.24m)

Wooden flooring, recessed lighting and glazed internal door. Bespoke cabinetry.

UTILITY ROOM: 7' 1" x 5' 12" (2.17m x 1.82m)

Range of high and low level units, stainless steel sink and drainer. Tiled flooring.

SHOWER ROOM:

Three piece suite with corner shower with rain shower-head, low flush W/C and wash hand basin. Tiled flooring and part tiled walls. Good natural lighting via frosted privacy glass.



First Floor

BEDROOM (1): 15' 5" x 12' 10" (4.69m x 3.9m)

Good natural light via bay with sliding sash windows, recessed lighting, ceiling cornicing carpeted flooring, wash hand basin and shower.

BEDROOM (2): 15' 7" x 11' 8" (4.74m x 3.55m)

Good natural light via bay with sliding sash windows, recessed lighting, ceiling cornicing, carpeted flooring and wash hand basin.

BEDROOM (3): 12' 10" x 12' 1" (3.91m x 3.68m)

Good natural light, ceiling cornicing, carpeted flooring and wash hand basin.

BEDROOM (4): 11' 11" x 11' 8" (3.62m x 3.55m)

Good natural light, ceiling cornicing, carpeted flooring wash hand basin.

OFFICE: 8' 3" x 5' 9" (2.51m x 1.75m)

Accessed via stained-glass door, good natural light, ceiling cornicing and carpeted flooring. Hatch to roof-space.

BATHROOM:

Free-standing bath, sink, electric shower, airing cupboard and recessed lighting.

W/C

W/C.



Outside

Gardens in lawn to rear with patio area. Covered storage area to side. Off street parking to front.

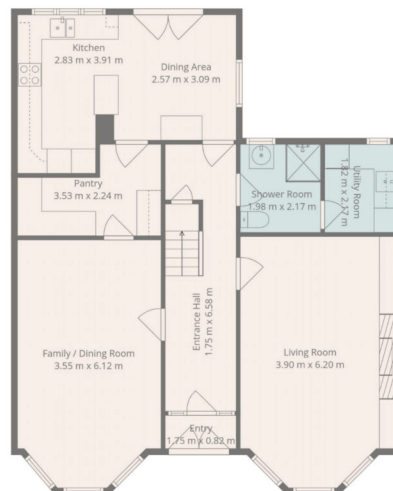
LOCATION

Wellington Park is between Malone And Lisburn Roads.

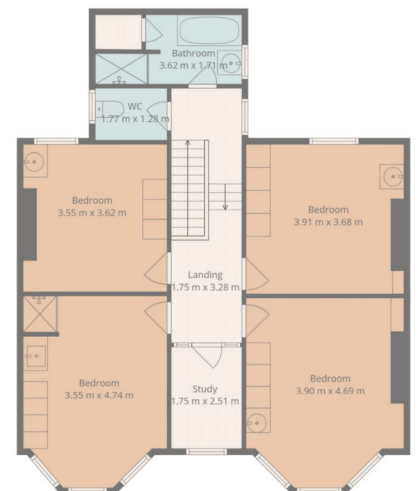


Rates: c.£4020 per annum
Viewing Strictly by Appointment Only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor



2nd Floor

Total: 178 m²
1st Floor: 92 M², 2nd Floor: 86 m²

