



5 WELLINGTON PARK DRIVE, MAGHABERRY, BT67 0UP



- An Exceptionally Well Presented Detached Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location Extending To Approximately 1,349 Square Feet
- Entrance Hall With Double Glazed Entrance Door
- Lounge With Inset Glass Fronted Log Effect Gas Fire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Kitchen/Dining Area With Integrated Bosch Appliances
- Sun Room With Wood Burning Stove
- Cloakroom With Low Flush Suite
- Three Bedrooms (One With Dressing Area And Shower Room En Suite)

PRICE: OFFERS OVER £275,000

VIEWING BY APPOINTMENT THROUGH AGENTS

REF: DL241125SR

- Bathroom With White Suite Including Quadrant Shower Cubicle With Thermostatic Shower
 - Front Garden Laid In Lawn With Pavior Brick Set Driveway Plus Pavior Brick Set Parking Area With Double Gates
 - Enclosed And Spacious Rear Garden Laid In Lawn With Paved Patio Area
 - Oil Fired Central Heating System / Alarm System
 - PVC Fascias And Soffits
 - Golden Oak Effect PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate

ENTRANCE HALL:

Double glazed entrance door. Low level lighting.

LOUNGE:

20' 9" x 12' 11" (6.32m x 3.94m)

Measurements taken to widest points. Inset glass fronted log effect gas fire. Built in ceiling speaker.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

23' 4" x 11' 0" (7.11m x 3.36m)

Measurements taken into bay window. Excellent range of built in units. Integrated Bosch oven. Integrated Bosch convection oven/microwave. Space for American fridge freezer. Centre island unit with granite work tops and dining bar. Integrated Bosch four ring induction hob. Built in extractor unit. Integrated Bosch dishwasher. Bowl and a half stainless steel Franke sink unit with granite single drainer and swan neck mixer tap. Recessed spotlights. Built in ceiling speaker. Open plan to sun room.

SUN ROOM:

12' 7" x 10' 8" (3.84m x 3.24m)

Wood burning stove on granite hearth. Golden oak effect PVC double glazed double doors to rear patio area and garden. Recessed spotlights. Open plan to kitchen/dining area.

CLOAKROOM:

Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Storage under stairs. Recessed spotlights.



FIRST FLOOR

BEDROOM (1):

11' 9" x 9' 5" (3.58m x 2.88m)

Measurements taken to widest points. Dressing area with fitted interior. Open plan to dressing area. Built in ceiling speaker.



SHOWER ROOM EN SUITE:

Shower enclosure with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights. Built in ceiling speaker.



BEDROOM (2):

11' 1" x 10' 2" (3.38m x 3.10m)

BEDROOM (3):

10' 2" x 7' 10" (3.11m x 2.39m)

BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower. Tile enclosed bath with centre mount waterfall style mixer tap. Wall mounted vanity unit with wash hand basin and waterfall style mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights. Two built in ceiling speakers. Built in television. Separate hotpress on landing.



OUTSIDE

Spacious front garden laid in lawn with pavior brick set driveway. Pavior brick set parking area with double gates. Paved path to entrance door. Enclosed and spacious rear garden laid in lawn with paved patio area. PVC oil storage tank. Oil fired boiler. Outside tap and light.



DIRECTIONS

From Maghaberry Road turn into Wellington Park Avenue. Continue to the roundabout and take the third exit onto Wellington Park Drive. Number 5 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

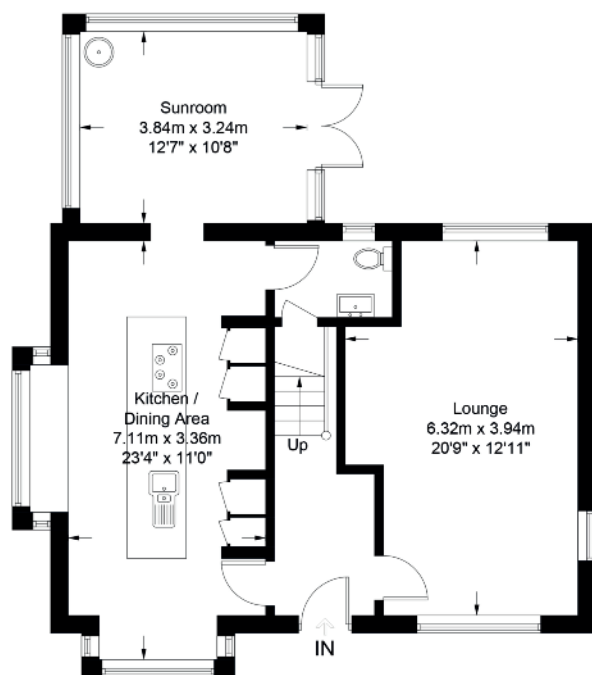
RATES PAYABLE:

For period April 2025 to March 2026 £1,319.21

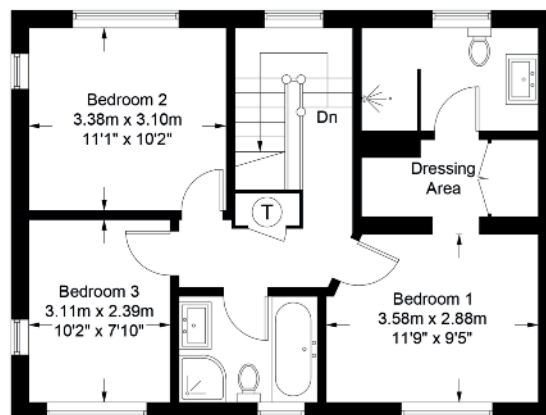


5 Wellington Park Drive

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft



Ground Floor
70.4 sq m / 758 sq ft



First Floor
54.9 sq m / 591 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1258660)

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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